CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
June 23, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **APPROVAL OF AGENDA**
6. **PUBLIC HEARINGS**
   a. **TLUP 2025-004 - 245 Hunnicut Rd- Parcel ID 18039100080 - Request for temporary land use permit for a dog sitting business in the RA-4 (Single Family Residential) zoning district. Community Development Director - Michael Hughes**
7. **PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS**
   a. **Boys & Girls Clubs of Metro Atlanta - David Garcia, Director, Government Relations**
8. **APPOINTMENTS**
9. **PUBLIC COMMENTS** - 2 minutes per speaker - no more than 30 minutes for all speakers. Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.
10. **CONSENT AGENDA**
    a. **Employer Declaration & Application - Employee Assistance Program (EAP) (GMEBS)**
    b. **Approval of June 10, 2026 Regular Council Meeting Minutes**
    c. **Ratification of Council member approved elevations and site plan - Brookwood Mixed Use located at 3753 Austell Rd, PIN 19085500050**
    d. **Consideration and Approval of a Governmental Pole Attachment License Agreement Between the City of Mableton and Georgia Power Company - Emily Ryan, Sustainability, Greenspace, and Beautification Director**
    e. **Resolution and Agreement for the Georgia Municipal Association 457(b) Deferred**

Compensation Retirement Plan Amendment

11. UNFINISHED BUSINESS

a. Consideration and Approval of an Ordinance Adopting the FY 2027 Budget (Deferred from June 10, 2026 meeting) - Finance Director Karen Ellis

b. Second Read - Consideration and Approval of an Ordinance Amending Chapter 2, Administration, of the City of Mableton Code of Ordinances (Deferred from June 10, 2026 meeting) TO BE DEFERRED TO THE SPECIAL CALLED MEETING - City Attorney Emilia Walker-Ashby

12. NEW BUSINESS

a. Consideration and Approval of Resolution Adopting Cobb County Hazard Mitigation Plan - Chief Building Official Marcus Robinson

b. First Read - Ordinance Updating the Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan Agreement for City of Mableton and General Addendum - Human Resources Director Jeanne Pope

c. First Read: Ordinance Setting a Millage Rate for the Public Safety Services District

13. OTHER BUSINESS/DISCUSSION

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

17. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

18. ADJOURNMENT

Persons with special needs relating to handicapped accessibility, disability, or foreign language may contact the City Clerk at (404) 927-9502 or susan.hiott@mableton.gov at least three days prior to the meeting. The clerk can be located at the City of Mableton Administrative Offices, 1245 Veterans Memorial Highway, Mableton, Georgia 30126 during regular office hours.

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: TLUP 2025-004 - 245 Hunnicut Rd- Parcel ID 18039100080 - Request for temporary land use permit for a dog sitting business in the RA-4 (Single Family Residential) zoning district. Community Development Director - Michael Hughes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. TLUP2025-002 Summary Report
2. TLUP2025-002 Application
3. TLUP2025-002 Interior Drawing of Business
4. TLUP2025-004 FINAL Staff Report v.2
5. Presentation

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
404-854-4904
www.mableton.gov

CITY OF MABLETON PLANNING COMMISSION

SUMMARY REPORT

The applicant is requesting a Temporary Land Use Permit (TLUP2025-002) for a property located in Mableton, Georgia.

Application Overview

- Application Number: TLUP25-002
- Applicant: Kevin Ortega Negrón
- Property Owner: Pawssion Pet Care LLC
  - *(Note: 2022 Warranty Deed on file confirms transfer to LLC; City records should be updated from previous owner Dorothy Owens.)*
- Property Address: 245 Hunnicutt Rd SE, Mableton, GA 30126
- Parcel ID: 18039100080
- Acreage: 1.2 Acres
- Land Lot / District: Land Lot 391, 18th District
- Current Zoning: R-20 (Single-Family Residential District)

Request Summary

The applicant is requesting a Temporary Land Use Permit (LUP) to operate a home-based pet sitting business (Pawssion Pet Care LLC). The business provides premium, appointment-only pet care including supervised play and holistic enrichment.

- Duration Requested: 24 Months
- Site Improvements: None. No physical additions or land disturbances are proposed.
- Code Enforcement: This application is submitted in response to an active Code Enforcement action initiated on May 19.

Operational Details

- Staffing: 1 employee (the applicant).
- Operating Days: Monday through Sunday.
- Operating Hours: * *Current:* 8:00 AM – 8:00 PM
  - *Proposed Goal:* 5:00 AM – 6:00 PM
- Client Traffic: Low volume; 0–1 clients per day (averaging 5–7 clients per week).
- Parking: Utilizes the existing driveway and a large gravel parking area located by the mailbox outside the fenced yard.
- Vehicles: One personal business-related vehicle (2010 Honda Element).

Public Hearing Schedule

- Planning Commission: May 7
- Mayor & Council: May 27

City of Mableton
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404-854-4904
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ZONING MAP



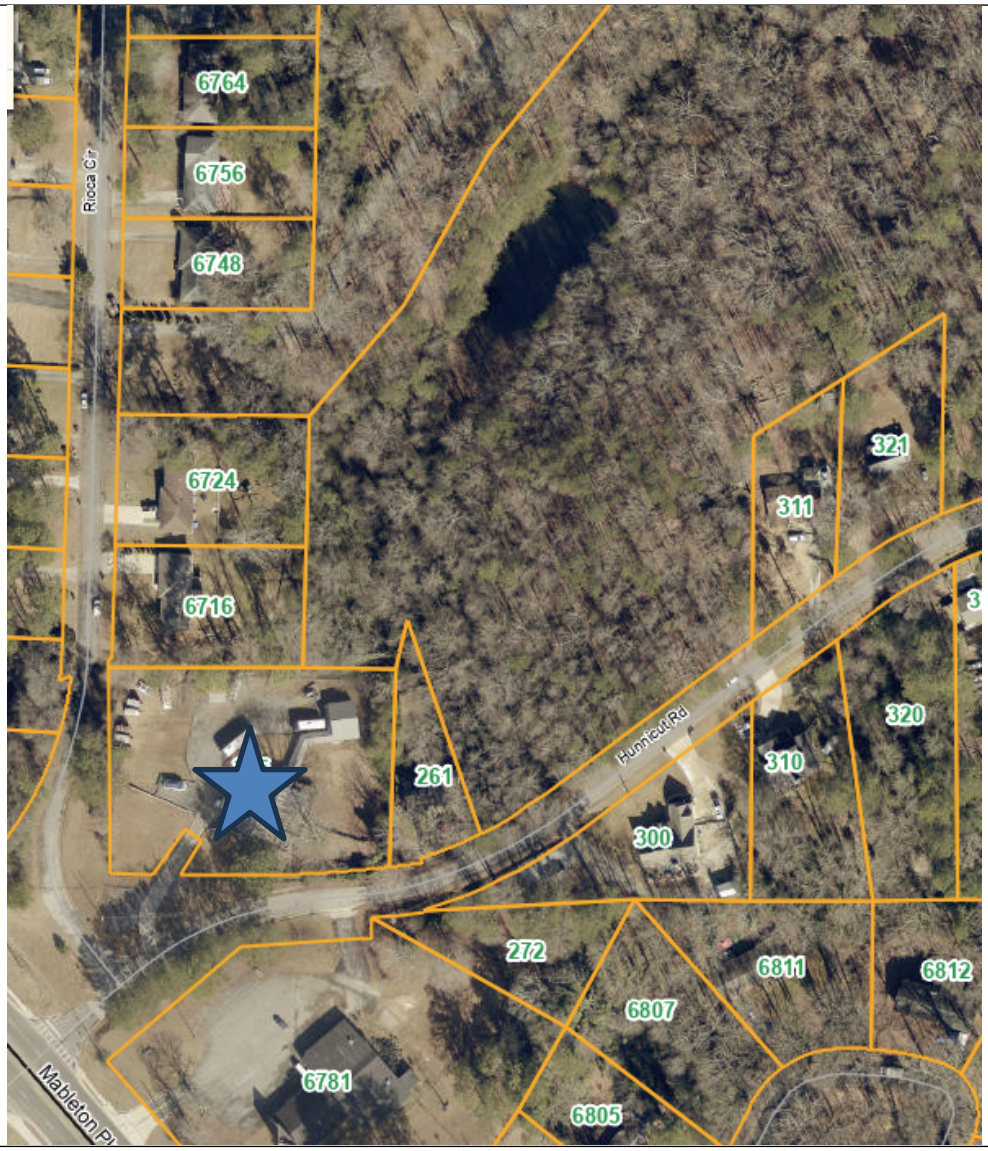
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FUTURE LAND USE MAP



City of Mableton
Community Development | Planning and Zoning Division
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AERIAL MAP



ATTACHMENT A

Received 7/25
Fee Amt $215.00

Application for Temporary Land Use Permit Mableton, Georgia

Application No. LUP-25-002

PC Hearing Date: 10/9

M&C Hearing Date: 10/22

Applicant Kevin Ortega Negrón Phone # 470-585-0543 E-mail kevin@pawssiondoghouse.com

(representative's name, printed) Address 245 Hunnicutt Rd SE Mableton GA 30126

(representative's signature) Phone # 470-585-0543 E-mail kevin@pawssiondoghouse.com

Signed, sealed and delivered in presence of:

(Notary Public)

NYREE SIMPSON
Notary Public
State of Georgia
Carroll County
My Comm. Expires Jan. 27, 2026

My commission expires: January 27, 2026

Titleholder Pawssion Pet Care LLC Phone # 470-585-0543 E-mail kevin@pawssiondoghouse.com

Signature Kevin Ortega Negrón Address 245 Hunnicutt Rd SE Mableton, GA 30126

(attach additional signature, if needed)

Signed, sealed and delivered in presence of:

Notary Public

My commission expires: _____

Present Zoning _____

Type of Permit

Temporary Land Use ✓; Poultry on less than two acres ____; Other _____

Renewal - Yes _____ No ✓ first application

For the Purpose of providing premium pet sitting services for dogs in a safe, structured, home-based environment. Services include supervised play, rest areas, and enrichment activities with a focus on holistic care and wellness. All services by appointment only.

Location 245 Hunnicutt Rd SE Mableton GA 30126

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

Land Lot(s) _____ District _____

Size of Tract 1.2 Acre(s)

Will any site improvements (i.e., grading, tree removal, paved parking, detention facilities, additions to house or other permitted structure, etc.) be undertaken on the subject property? _____ Yes _____ No X

ATTACHMENT B1

Application for Temporary Land Use Permit Mableton, Georgia

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Business Use or for a Use Not Permitted

1. Type of business or request? home-based pet sitting
2. Number of employees? 1 (Kevin)
3. Days of operation? mon. through sun.
4. Hours of operation? 8a - 8p (Goal: 8a - 6p)
5. Number of clients, customers or salespersons coming to the property per day? 0-1 Per week? 5-7 many days out of every month we don't expect anyone some months are lighter/busier than others
6. Where do clients, customers and/or employees park? Driveway: _____ Street: _____ (Other) (explain): We have a large gravel parking lot outside our yard by the mailbox
7. Signs? No: ✓ Yes: _____ If Yes, then how many, size and location:

   _____
8. Number of vehicles related to this request? (Also state type of vehicle, i.e. dump truck, box truck, passenger cars) Personal Vehicle (2010 Honda Element)
9. Deliveries? No: ✓ Yes: _____ (If Yes, then how many per day or week, and is the deliver via semi-truck, USPS, Fedex, UPS, etc) _____
10. Does the applicant live at the property? Yes: ✓ No: _____
11. Any outdoor storage? No: ✓ Yes: _____ (If Yes, state what is kept outside):

    _____
12. Length of time requested (24 months maximum): 24 mos.
13. Is the application a result of a Code Enforcement action? No: _____ Yes: ✓ (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.) @ Kevin's screenshots, 05/19/25
14. Any additional information? (Attach additional sheets if needed.)

    _____

Applicant Signature Kevin Ortega Negrón Date: 07/10/25

Applicant Name (printed) Kevin Ortega Negrón

ATTACHMENT B2

Application for Temporary Land Use Permit Mableton, Georgia

Application # _____

PC Hearing Date _____

M&C Hearing Date _____

For Number of Adults and/or Vehicles

1. Number of unrelated adults in the house? _____
2. Number of related adults in the house? _____
3. Number of vehicles at the house? _____
4. Where do the residents park? Driveway: _____ Street: _____ Garage: _____
5. Does the property owner live in the house? Yes: _____ No: _____
6. Any outdoor storage? No: _____ Yes: _____ (If Yes, state what is kept outside:

   _____
7. Length of time requested (24 months maximum): _____
8. Is the application a result of a Code Enforcement action? No: _____ Yes: _____ (If Yes, attache a copy of the Notice of Violation and/or tickets to this form.)
9. Any additional information? (Attach additional sheets if needed.)

   _____

pplicant Signature _____ Date: _____

pplicant Name (printed) _____

ONING STAFF USE ONLY BELOW THIS LINE

oning of property: _____

ize of house per Cobb County Tax Assessor records: _____

lumber of related adults proposed: _____ Number permitted by code: _____

lumber of unrelated adults proposed: _____ Number permitted by code: _____

lumber of vehicles proposed: _____ Number permitted by code: _____

lumber of vehicles proposed to be parked outside: _ Number permitted by code: _____

PERTY/FINANCIAL DISCLOSURE REPORT[1] BY APPLICANT[2]

(A separate form must be completed by each applicant* - please see definition below)

Does any member of the Mayor and Council or Planning Commission have a property interest (direct or indirec ownership, including any percentage of ownership less than total) in the subject property? no

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a financial interest (direct owners interests of the total assets or capital stock where such ownership interest is ten percent (10%) or more) o corporation, partnership, limited partnership, firm, enterprise, franchise, association, or trust, which has a prope interest (direct or indirect ownership, including any percentage of ownership less than total) upon the subj property? no

If so, describe the nature and extent of such interest: n/a

Does any member of the Mayor and Council or Planning Commission have a spouse, mother, father, brothe sister, son or daughter who has any interest as described above? no

If so, describe the relationship and the nature and extent of such interest: n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025.

Kevin Ortiz-Negrón
Applicant's Signature

[1]If the answer to any question is "Yes," then the Mayor or the member of the Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2]Applicant means any person who applies for a rezoning action and any attorney, or other person representing or acting on behalf of a person who applies for a rezoning action

ATTACHMENT C2

CAMPAIGN DISCLOSURE REPORT[1] BY APPLICANT[2]

(A separate form must be completed by each applicant* - please see definition below)

Has the applicant[2] made, within two (2) years immediately preceding the filing of this application for rezoning, campaign contributions aggregating two hundred fifty dollars ($250.00) or more or made gifts having in the aggregate a value of two hundred fifty dollars ($250.00) or more to a member or members of the Mayor and Council or Planning Commission who will consider the application? no

If so, the applicant and the attorney representing the applicant must file a disclosure report with the Mayor and Council of Mableton within ten (10) days after this application is first filed.

Please apply the following information that will be considered as the required disclosure:

The name of the member(s) of the Mayor and Council or Planning Commission to whom the campaign contribution or gift was made: n/a

The dollar amount of each campaign contribution made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two (2) years immediately preceding the filing of this application and the date of each such contribution: n/a

An enumeration and description of each gift having a value of two hundred fifty dollars ($250.00) or more made by the applicant to the member(s) of the Mayor and Council or Planning Commission during the two
(2) years immediately preceding the filing of this application:
n/a

I certify that the foregoing information is true and correct, this 10 day of July, 2025

Kevin Ortega Negron.

Kevin Ortega Negrón

Applicant's Signature

[1]If the answer to any question is "Yes," then the member of the Mayor and Council or Planning Commission must immediately disclose the nature and extent of such interest, in writing, to the City Council of Mableton, Georgia. A copy should be filed with this application. Such disclosures shall be a public record and available for public inspection at any time during normal working hours.

[2]Applicant means any person who applies for a rezoning action and any attorney or other person representing or acting on behalf of a person who applies for a rezoning action.

)F
Y OF

LIMITED WARRANTY DEED

THIS INDENTURE, made on **October 13th, 2022**, between

BENNETT HUTCHINSON IV

ter referred to as "Grantor") and

PAWSSION PET CARE LLC

fter referred to as "Grantee"), the words "Grantor" and "Grantee" to include the heirs, executors, legal atives, successors and assigns of said parties where the context requires or permits; WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of esents, the receipt of which is hereby acknowledged by Grantor, has granted, bargained, sold and d, and by these presents does grant, bargain, sell and convey unto Grantee,

SEE ATTACHED EXHIBIT A

THER WITH all and singular the rights, members and appurtenances thereto, to the same being, g, or in anywise appertaining (hereinafter collectively referred to as the "Premises").

O HAVE AND TO HOLD the Premises, subject to the Exceptions, to the only proper use, benefit and Grantee, forever, in FEE SIMPLE, and Grantor will, subject to the Exceptions, warrant and forever e right and title to the Premises unto Grantee against the claims of all person claiming by, through or ntor, but not otherwise.

DEED TO SECURE DEBT

[Second Lien Position Loan]

TATE OF
OUNTY OF

THIS SECURITY DEED is given effective the 13th day of OCTOBER, 2022 by and between AWSSION PET CARE, LLC, a Georgia Limited Liability Company, as party(ies) of the first art (hereinafter referred to as "Grantor"), and

ENNETT HUTCHINSON, IV, as party of the second party (hereinafter referred to as Grantee"), whose address is 100 Fred Vinson Rd., Otto, NC 28763.

WITNESSETH:

FOR CONSIDERATION hereinafter set forth and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which is hereby acknowledged, Grantor has and hereby does grant, bargain, sell and convey unto Grantee and the heirs, legal representatives, successors and assigns of Grantee all that tract or parcel of land known by its common street address as **245 HUNNICUTT ROAD S.E., MABLETON, GA 30126**, and being more specifically and completely described in the Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Property").

THIS CONVEYANCE is made under the provisions of the existing Code of the State of Georgia to secure a debt (and interest thereon and other indebtedness as described herein) evidenced by a promissory note, dated **October 13, 2022** and made by Grantor to order of Grantee, for the initial principal sum of **THREE HUNDRED FORTY-FIVE THOUSAND DOLLARS ($345,000.00)** with the maturity date of October 13, 2025 or the occurrence of the sale or transfer of the Property, whichever comes first. However, at the option of Grantee, Grantee may extend the maturity date for a period of three (3) months, not to exceed two (2) such extensions. In the event such extension is granted by Grantee, Grantor will owe an additional 1.000% of the principal sum of this Security Deed for each month, or part thereof, so extended and the additional amounts will be considered secured by this Security Deed.

TO HAVE AND TO HOLD said Property, together with any and all of the rights, members and appurtenances thereof to the same being, belonging or in any way appertaining to the only proper use, benefit and behalf of Grantee and the heirs, legal representatives, successor and assigns of Grantee, forever, in **Fee Simple**.

Should the indebtedness secured hereby be paid according to the tenor and effect the promissory note and hereof when the same shall become due and payable, and should Grantor perform all covenants herein contained, then this Security Deed shall be canceled of record and the Property surrendered, it being intended by the parties hereto that this Security Deed shall operate as a deed, and not as a mortgage.

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 391 OF THE 18TH DISTRICT, 2ND SECTION OF COBB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNIG AT A POINT ON THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED TWO AND FIVE TENTHS (202.5) FEET EASTERLY, AS MEASURED ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD; FROM THE NORTHEAST CORNER OF THE INTERSECTION OF HUNNICUTT RAOD AND GORDON ROAD; SAID POINT OF BEGINNING, BEING AT THE EAST SIDE OF A PROPOSED STREET; THENCE EASTERLY ALONG THE NORTHERLY SIDE OF HUNNICUTT ROAD TWO HUNDRED EIGHTY (280) FEET; THENCE NORTH ONE HUNRED NINETY-FOUR (194) FEET; THENCE WEST TWO HUNDRED EIGHTY (280) FEET TO THE EAST SIDE OF THE ABOVE MENTIONED PROPOSED STREET; THENCE RUNNING SOUTH ALONG THE EAST SIDE OF SAID PROPOSED STREET, TWO HUNDRED AND EIGHT TENTHS (200.8) FEET TO THE NORTHELRY SIDE OF HUNNICUTT ROAD AND THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

Parcel ID # 18039100080

Control Number : 22142398

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CERTIFICATE OF ORGANIZATION

I, **Brad Raffensperger**, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

Pawssion Pet Care LLC
a Domestic Limited Liability Company

has been duly organized under the laws of the State of Georgia on **06/24/2022** by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on **06/30/2022**.

Brad Raffensperger

Brad Raffensperger
Secretary of State

ARTICLES OF ORGANIZATION

Electronically Filed
Secretary of State
Filing Date: 6/24/2022 11:09:06 PM

BUSINESS INFORMATION

CONTROL NUMBER	22142398
BUSINESS NAME	Pawssion Pet Care LLC
BUSINESS TYPE	Domestic Limited Liability Company
EFFECTIVE DATE	06/24/2022

PRINCIPAL OFFICE ADDRESS

ADDRESS	2000 Stratsford Pl SE, Marietta, GA, 30067, USA

REGISTERED AGENT

NAME	ADDRESS	COUNTY
Kevin Ortega Negron	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA	Cobb

ORGANIZER(S)

NAME	TITLE	ADDRESS
Kevin Ortega Negron	ORGANIZER	2000 Stratsford Pl. SE, Marietta, GA, 30067, USA

OPTIONAL PROVISIONS

N/A

AUTHORIZER INFORMATION

AUTHORIZER SIGNATURE	Kevin Ortega Negron
AUTHORIZER TITLE	Member

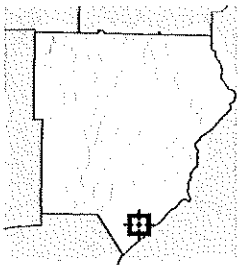
Exhibit "A"

AREA 6.10 ACRES
HUNTSVILLE ROAD
50' R/W
GRAPHIC SCALE
SURVEY FOR GLENN OWENS
LAND LOTS 391
DISTRICT 4TH
COUNTY COBB
STATE GEORGIA
MID-ATLANTIC SURVEYING CO., INC.
SMYRNA, GA.

qPublic.net™ Cobb County, GA



Overview



Legend

- Cobb Tile Index

Cities

- Acworth
- Austell
- Kennesaw
- Marietta
- Powder Springs
- Smyrna
- Unincorporated
- Adminstrative Facilities
- Libraries
- Police Stations
- Fire Stations
- County Parks
- Federal Parks
- House Number Labels
- Parcels

Roads

- ARTERIAL
- INTERSTATE
- LOCAL
- MAJOR
- MINOR
- PRIVATE
- RAMP

Parcel ID	18039100080	Physical Address	245 HUNNICUTT RD	Last 2 Sales			
Class Code	R4 - Residential Small Tracts	Owner	OWENS DOROTHY	Date	Price	Reason	Qual
Taxing District	(9) UNINCORPORATED		245 HUNNICUTT RD	n/a	0	n/a	n/a
Acres	1.2		MABLETON GA 30126	n/a	0	n/a	n/a

Date created: 8/26/2020
Last Data Uploaded: 8/26/2020 6:08:51 AM

Developed by Schneider GEOSPATIAL

screened
backroom

back door

Laundry room

Kitchen

Office

side door

Master bedroom
+ bathroom

bath
room

DECK

Living Room
+
dog sleeping space

front door

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

PLANNING COMMISSION STAFF REPORT – Temporary Land Use Permit
Public Hearing Date: June 4, 2026

Case Number: TLUP-2025-004

Current Zoning: RA-4 (Single Family Residential) District

Proposed Request: Applicant is requesting a temporary land use permit to operate a dog pet sitting service.

Staff Report Compiled By: Latemia Richards, Planner I

Staff Recommendation: Denial

APPLICANT & PROPERTY INFORMATION

Name: Kevin Ortega Negrón

Property Address: 245 Hunnicutt Road

City/State: Mableton, GA 30126

Acreage: 1.2

District: 3; Councilwoman Keisha Jeffcoat

Parcel Identification: 18039100080

Future Land Use: Low Density Residential

City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
www.mableton.gov

PURPOSE OF REQUEST

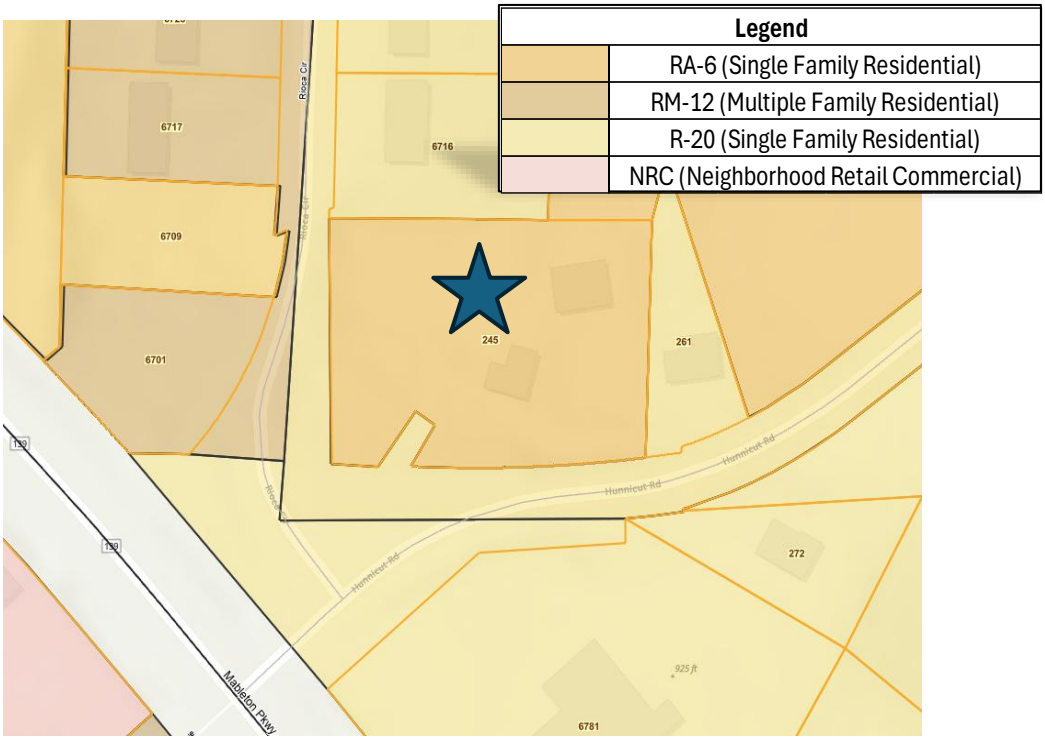
The applicant, Kevin Ortega Negrón, is requesting a temporary land use permit to operate a home-based pet sitting service known as Pawssion Pet Care LLC at 245 Hunnicutt Rd SE. The subject property is a 1.2-acre parcel located within a Single-Family Residential District. The proposed business offers premium, supervised pet sitting focused on holistic care, enrichment activities, and wellness, with operating hours for appointments scheduled from 8:00 a.m. to 6:00 p.m., Monday through Sunday. In addition to daytime activities, the business services include overnight stays, providing a safe and structured environment for dogs to rest. The applicant has stated that dogs are permitted to roam the property without restrictions throughout the day. All client visits for pickups and drop-offs are strictly by appointment only.

The property features one (1) residential structure and three (3) accessory structures: the primary residence, detached carport, breezeway, and garage. The primary residence is connected to a garage through a covered breezeway. The garage and detached carport are being used for both personal and business-related storage. According to the Tax Assessor's records, the detached carport was permitted in 1945, the garage was permitted in 2021, and the property was purchased in 2022 under the name Pawssion Pet Care LLC. The property has a prior zoning history involving case petition 2021Z-69 for a single-family subdivision.

This application was initiated following a neighborhood complaint to Code Enforcement on Friday, May 16, 2025, which cited potential unlicensed business operations and the outdoor storage of multiple trucks and trailers. Following the issuance of a notice of violation, the applicant engaged with the Community Development Department to seek approval for his proposed business. Dog boarding in Georgia requires a Pet Dealer or Kennel license through the Georgia Department of Agriculture; however, the applicant did not provide a copy of a state-issued license for staff review. A business license from Cobb County or the City of Mableton was not issued for the proposed business. Currently, the applicant has not addressed the complaints regarding outdoor storage or obtained a business license.

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www.mableton.gov

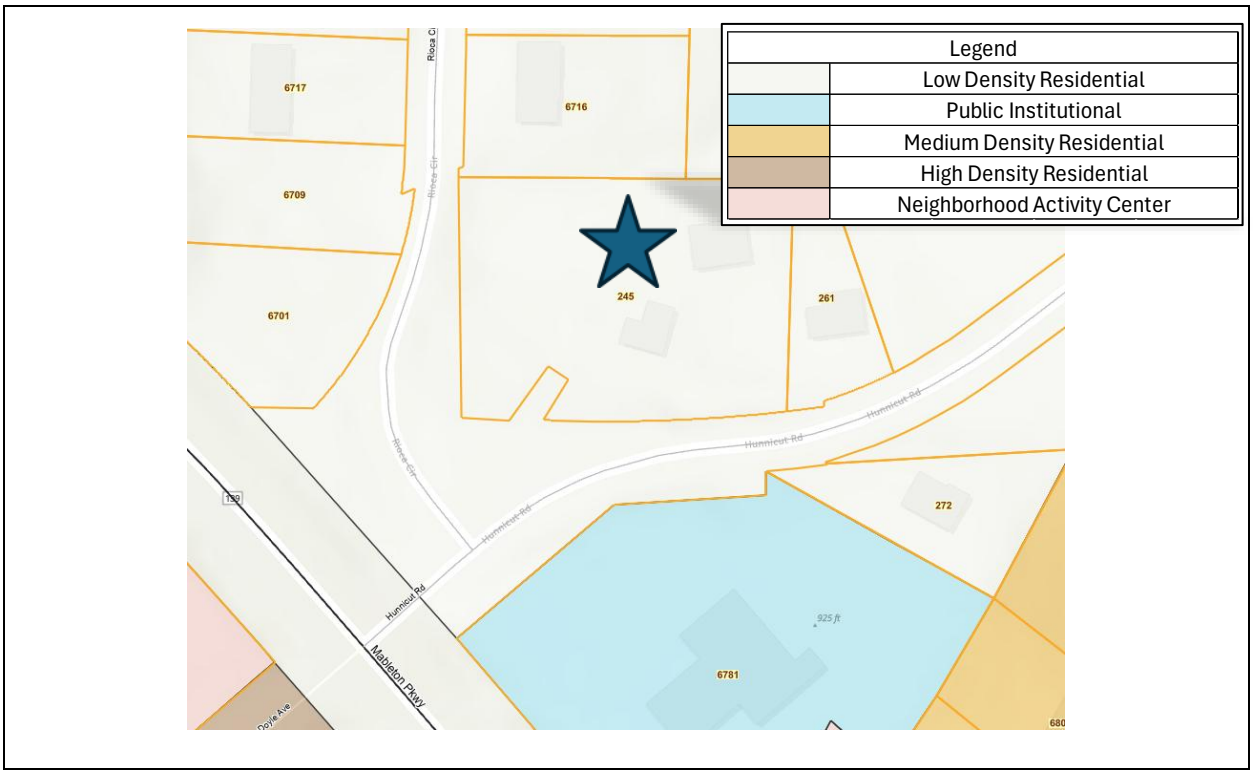
ZONING MAP



Star = Location of Subject Property

City of Mableton
Community Development | Planning and Zoning Division
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FUTURE LAND USE MAP



Star = Location of Subject Property

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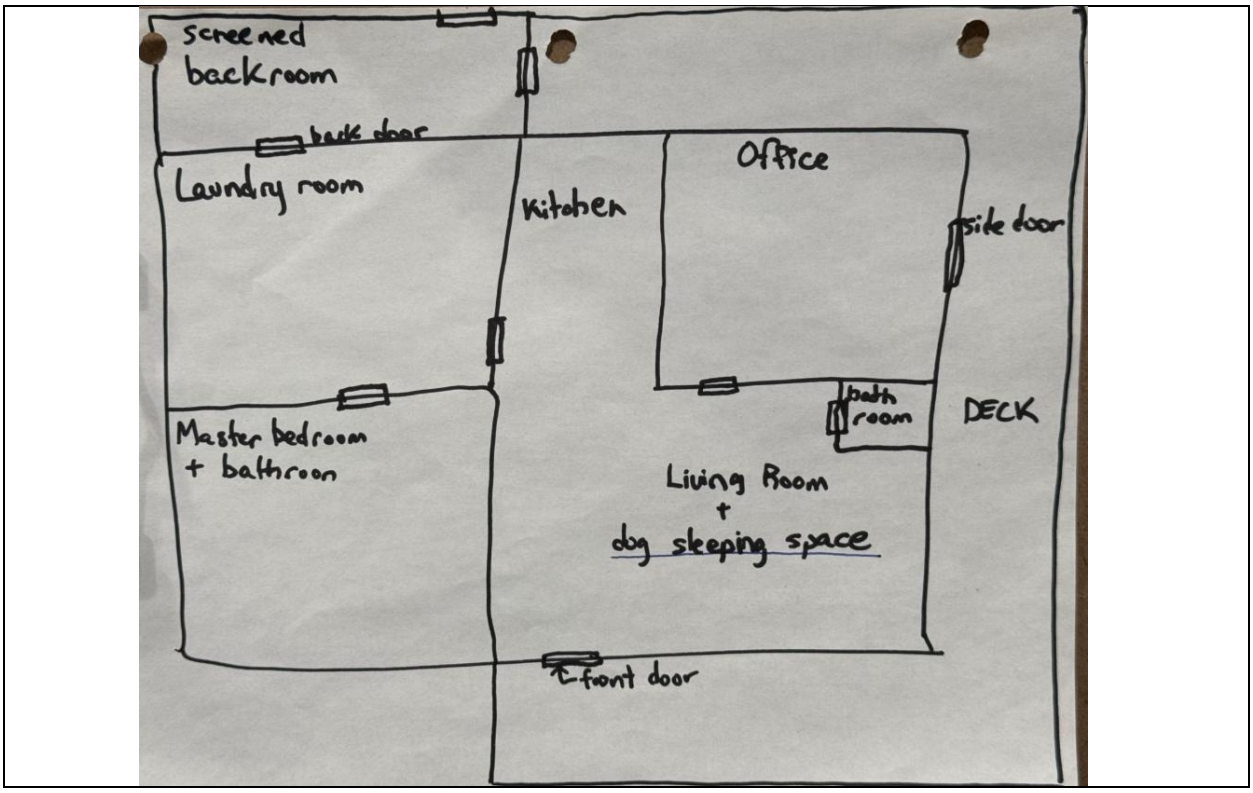
AERIAL MAP



Star = Location of Subject Property

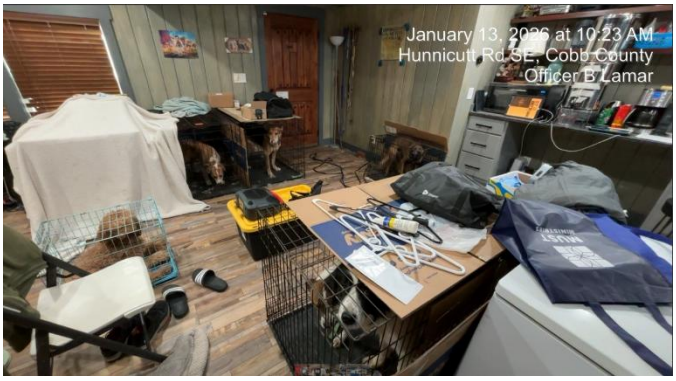
City of Mableton
Community Development | Planning and Zoning Division
6116 Mableton Parkway, Suite 144
Mableton, GA 30126
(404) 854-4904
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INTERIOR PLAN

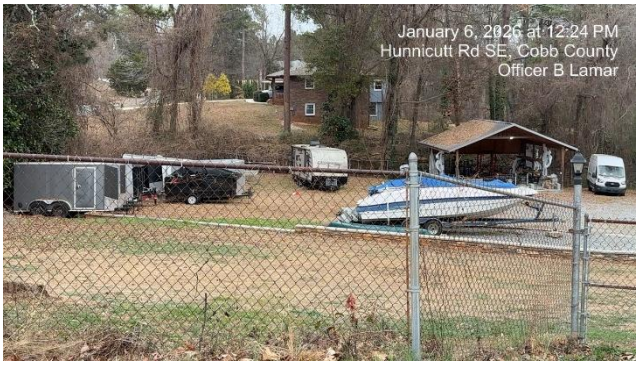


City of Mableton
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SITE PHOTOS









City of Mableton
Community Development | Planning and Zoning Division
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STAFF ANALYSIS

The Mayor and Council may grant temporary land use permits for uses that are uniquely located and are considered compatible with adjoining zoning districts and nearby uses for designated period of time for uses, exceptions or professions in areas, along roadways and within districts where the zoning regulation would otherwise prohibit such operations. The Mayor and City Council may grant temporary land use permits for limited periods of time for occupations or businesses compatible with the neighborhood from which such business or occupation is operated and where no nuisance as defined in state law or other significant adverse effect would result in the area or district zoned.

There are twelve criteria that must be considered for a Temporary Land Use Permit (TLUP). The Mayor and City Council shall consider, at minimum, the following in its determination of whether to grant a temporary land use permit:

1. **Safety, health, welfare, and moral concerns involving the surrounding neighborhood.**
   The request involves dog pet sitting services on a residential property. The subject site is zoned RA-6 (Single Family Residential) District and is adjacent to single family residences to the north, south, and east. To the west, a vacant and undeveloped parcel is zoned RM-12 (Multiple Family Residential) District.

ADJACENT ZONING AND CURRENT LAND USE			
Direction	**Address**	**Current Zoning**	**Existing Land Use**
North	6716 Rioca Circle	R-15 (Single Family Residential)	Single Family Residential Home
South	6781 Mableton Pkwy	R-20 (Single Family Residential)	Single Family Residential Home
East	261 Hunnicut Rd	R-15 (Single Family Residential)	Single Family Residential Home
West	6701 Roica Circle	RM-12 (Multiple Family Residential)	Vacant; undeveloped

2. **Parking and traffic considerations.**
   The applicant states that all services are by appointment only and on average, there are 5 to 7 clients per week coming to the property for pickups and drop-offs.

3. **Number of nonrelated employees.**
   The applicant stated that he will be the only employee for his pet sitting service.

4. **Number of commercial and business vehicles.**
   There are no heavy commercial trucks associated with the request. The applicant uses a personal vehicle, a 2010 Honda Element, for business-related purposes.

5. **The general presumption of the Mayor and City Council that residential neighborhoods should not allow noncompatible business uses.**
   The Temporary Land Use Permit (TLUP) process for this property was initiated following a neighborhood complaint to Code Enforcement on Friday, May 16, 2025. The complaint cited a business possibly operating without a business license and outdoor storage of multiple trucks and trailers. Applicant was issued a notice of violation for outdoor storage and operating without a business license. The applicant later visited the Community Development Department to determine if a dog petting service on a residential property is allowed.

6. **Compatibility of the business use to the neighborhood.**
   The proposal is not a compatible business use to the neighborhood as the proposed business use would allow boarding kennels within a single-family residence. This use is not permitted in single family zoning districts.

7. **Hours of operation.**
   The applicant has indicated that the pet sitting service on the property will occur between the hours of 8:00 a.m. to 6:00 p.m., Monday through Sunday.

8. **Existing business uses in the vicinity.**
   There is an existing church and administrative home office for basement remodeling in the immediate vicinity of the subject property. The surrounding neighborhood consists of single-family residential homes.

9. **Effect on property values of surrounding property.**
   The request may not negatively impact property values as the service is conducted within a structured, home-based environment. The applicant is not proposing any new site improvements, grading, or additions to the house that would alter the residential appearance of the property.

10. **Circumstances surrounding neighborhood complaints.**
    The proposed request will have at least six (6) to ten (10) dogs on the subject property at a time, and some dogs may stay for extended periods, which may create a noise nuisance to adjacent property owners.

11. **Intensity of the proposed business use.**
    The intensity of the proposed business use may be low intensity; however, based on the volume of dogs and the duration of their stays, the intensity of the proposed business use will increase.

12. **Location of use within the neighborhood.**
    The proposed request is within a single-family residence and surrounded by single and multiple family residential uses.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended **DENIAL** of the temporary land use permit for TLUP-2025-004.

STAFF RECOMMENDATION

The planning and zoning staff recommend **DENIAL** of the temporary land use permit for TLUP-2025-004.

City of Mableton Planning Commission Regular Meeting

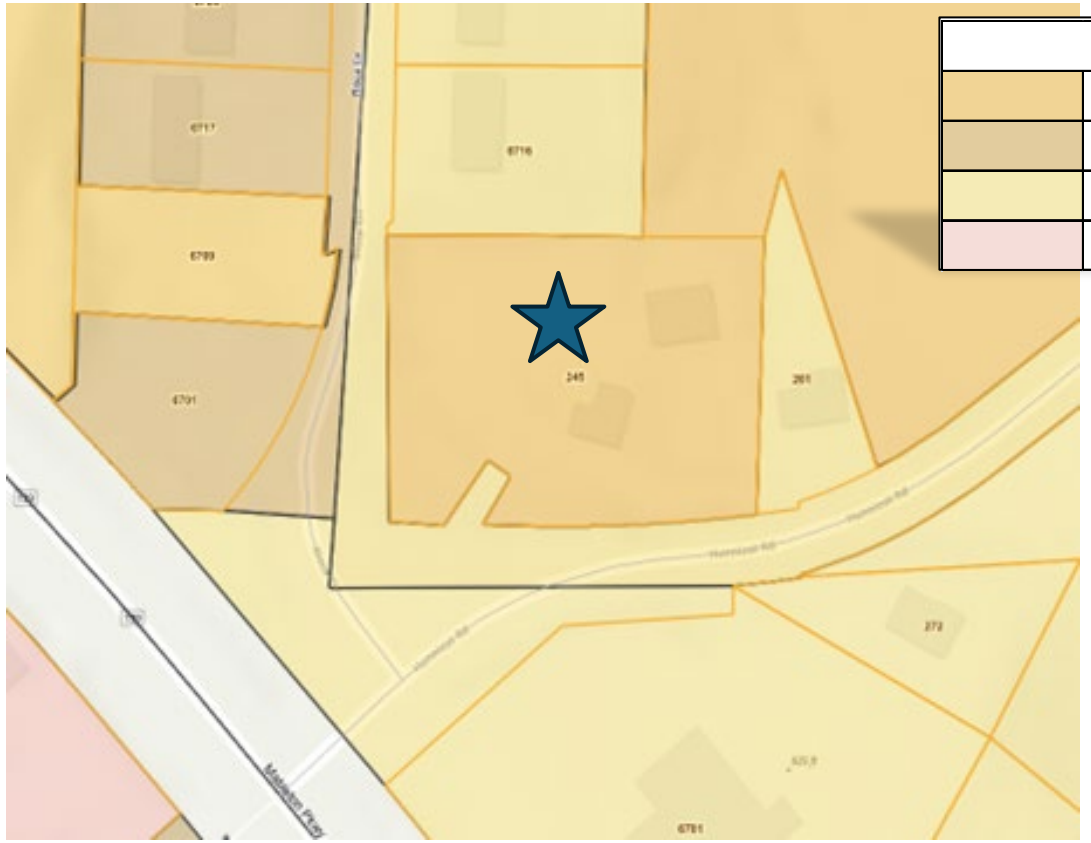
JUNE 4, 2026

5656 MABLETON PARKWAY, MABLETON, GA 30126

TLUP2025-004 / 245 HUNNICUTT ROAD

CASE NUMBER: TLUP2025-004
APPLICANT: Kevin Ortega Negrón
REQUEST: Applicant is requesting a temporary land use permit to operate a dog pet sitting service.
PROPERTY LOCATION: 245 Hunnicutt Road, Mableton, Georgia 30126
PARCEL ID: 18039100080
ACREAGE: 1.2
P.C. HEARING DATE: May 7, 2026
DISTRICT: 3; Councilwoman Keisha Jeffcoat

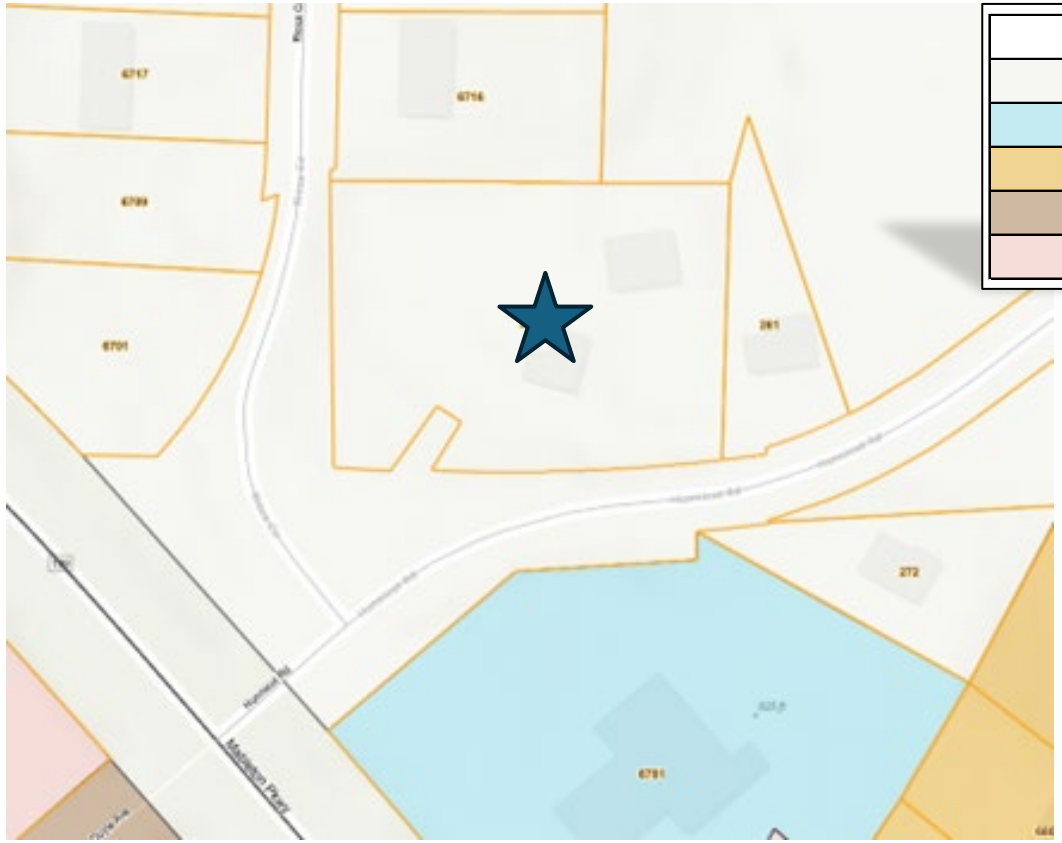
ZONING MAP



Legend	
	RA-6 (Single Family Residential)
	RM-12 (Multiple Family Residential)
	R-20 (Single Family Residential)
	NRC (Neighborhood Retail Commercial)

Star = Location of Subject Property

FUTURE LAND USE MAP



Legend	
	Low Density Residential
	Public Institutional
	Medium Density Residential
	High Density Residential
	Neighborhood Activity Center

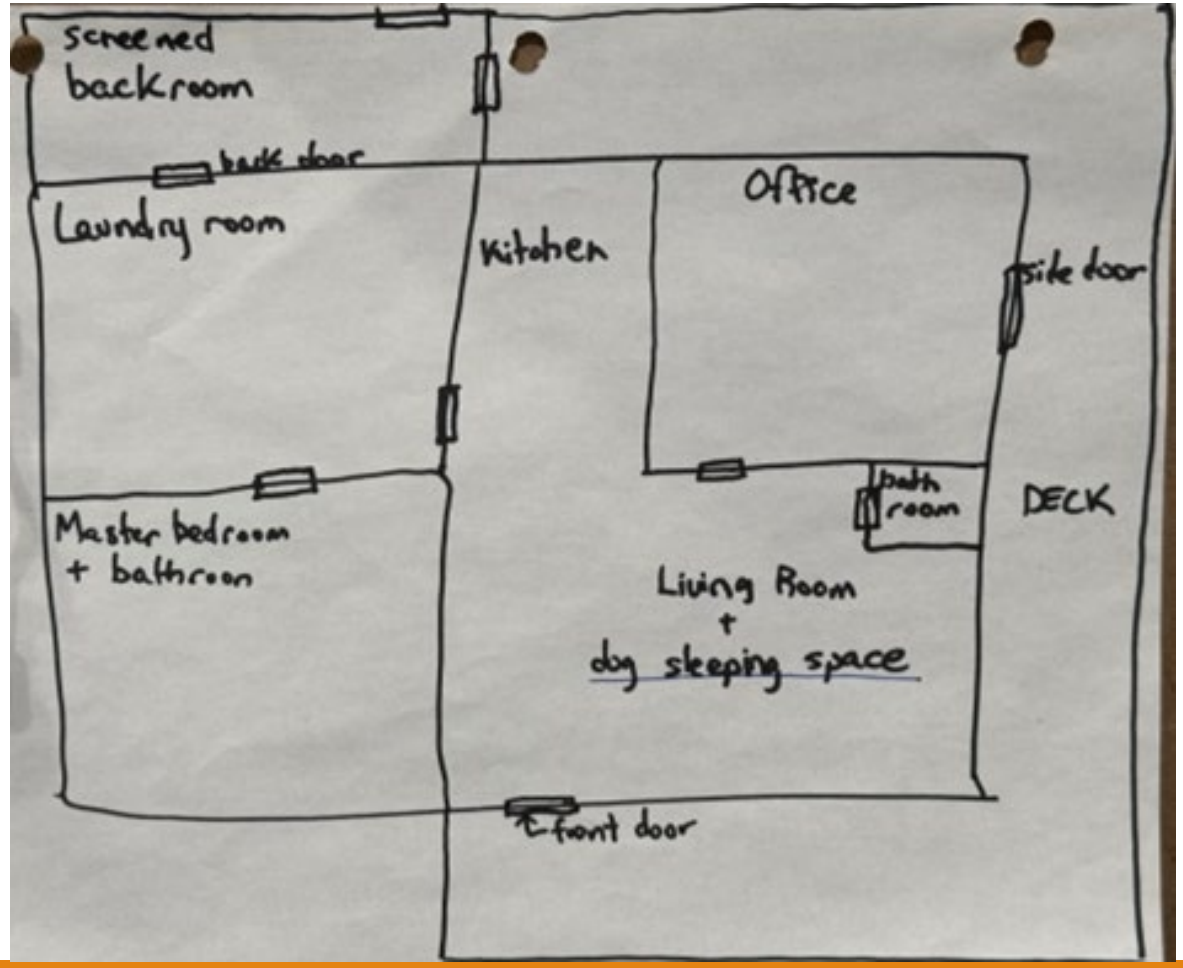
Star = Location of Subject Property

AERIAL MAP



Star = Location of Subject Property

INTERIOR PLAN



SITE PHOTOS


January 13, 2026 at 10:23 AM
Hunnicutt Rd SE, Cobb County
Officer B Lamar




January 6, 2026 at 12:24 PM
Hunnicutt Rd SE, Cobb County
Officer B Lamar


January 6, 2026 at 12:23 PM
Hunnicutt Rd SE, Cobb County
Officer B Lamar

Section 5.04(9) a-l of the Zoning ordinance Criteria

i. **Safety, health, welfare and moral concerns involving the surrounding neighborhood.**

ii. **Parking and traffic considerations.**

iii. **Number of nonrelated employees.**

iv. **Number of commercial and business deliveries.**

v. **The general presumption of the Mayor and City Council that residential neighborhoods should not allow noncompatible business uses.**

vi. **Compatibility of the business use to the neighborhood.**

Section 5.04(9) a-l of the Zoning ordinance Criteria

vii. **Hours of operation.**

viii. **Existing business uses in the vicinity.**

ix. **Effect on property values of surrounding property.**

x. **Circumstances surrounding neighborhood complaints.**

xi. **Intensity of the proposed business use.**

xii. **Location of the use within the neighborhood.**

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended **DENIAL** of the temporary land use permit request for TLUP-2025-004.

PLANNING STAFF RECOMMENDATION/OPINION

Based on the analysis, staff recommends ***DENIAL*** of the Temporary Land Use Permit Request.

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Boys & Girls Clubs of Metro Atlanta - David Garcia, Director, Government Relations

BACKGROUND/SUMMARY: Councilman Ferguson invited Mr. Garcia to speak about the Boys & Girls Clubs of Metro Atlanta. He will give an overview of Boys & Girls Clubs of Metro Atlanta and its Matthews Club in Mableton.

David Garcia
dgarcia@bgcma.org
gbcma.org
470-481-0569

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. BGCMA Presentation to Mableton (PDF)











A.W. "Tony" Matthews Boys & Girls Club

Presentation to the
Mableton City Council
June 23, 2026



BOYS & GIRLS CLUBS
OF METRO ATLANTA

OUR MISSION

We ignite the unlimited potential of kids and teens by creating safe, inclusive, and engaging environments.

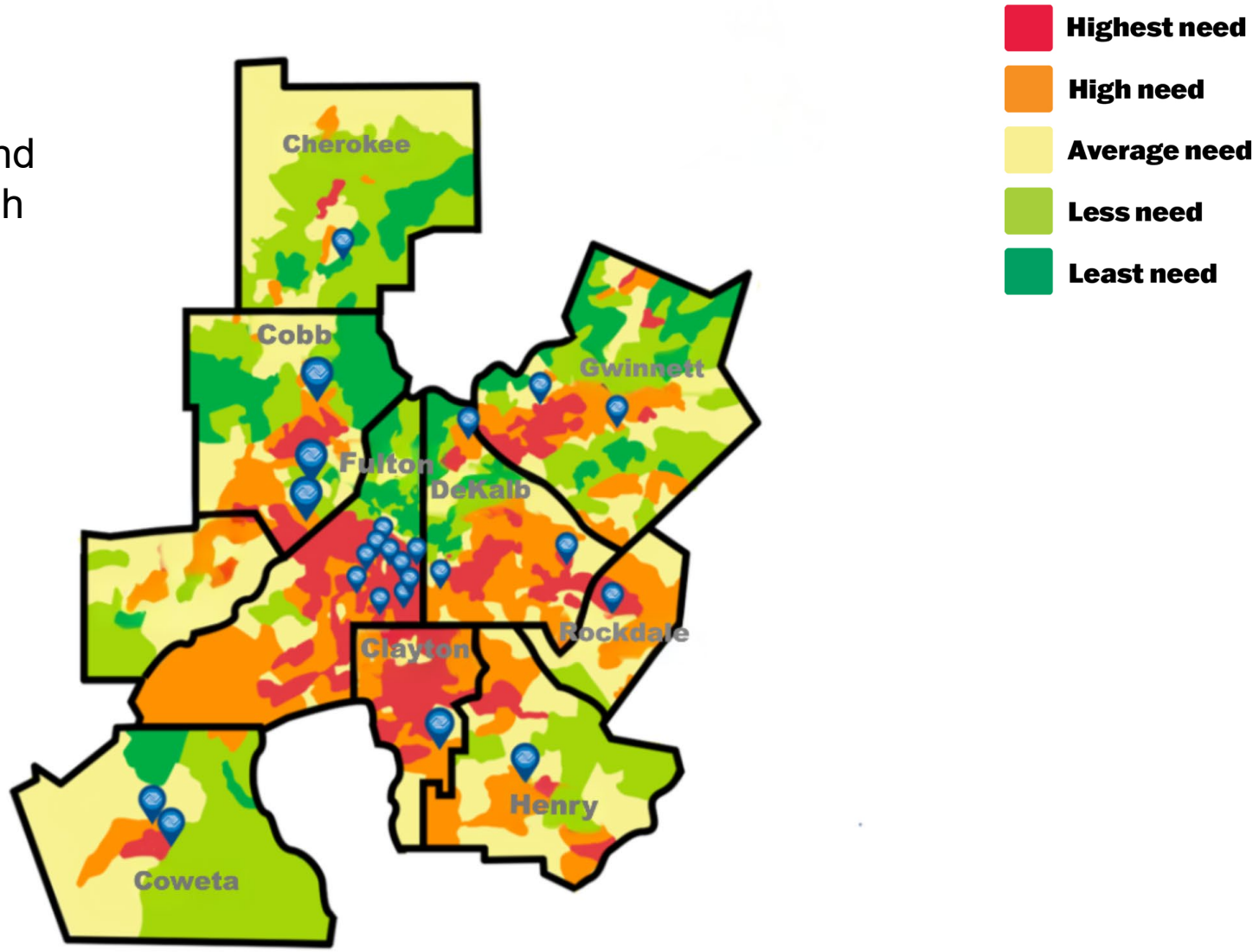
OUR VISION

Thousands of young leaders thriving in life and strengthening the future of their communities and the world.

WHERE WE SERVE

26 Clubs
Intentionally located to reach kids and teens living in communities with high need.

9 Counties	
Cherokee	Fulton
Clayton	Henry
Coweta	Gwinnett
Cobb	Rockdale
Dekalb	





WHO WE SERVE

More than **8,000** kids and teens (ages 6-18) each year

African American	82%
Latino/Hispanic	7%
Caucasian	5%
Bi/Multi-Racial	5%
Asian/Pacific Islander	0.6%
Native American	0.5%
Other	0.6%

53%

47%

Average annual household income for nearly half of families served <$30K

FORMULA FOR IMPACT

YOUNG PEOPLE IN COMMUNITIES WITH HIGH NEED + OUTCOME DRIVEN CLUB EXPERIENCE = PRIORITY OUTCOMES





ACADEMIC SUCCESS

Graduate on time, motivated to learn, with a plan to succeed in today's modern workforce

CHARACTER & LEADERSHIP

Develop strong character and take actions that make a difference in the community

HEALTHY LIFESTYLES

Make healthy lifestyle decisions resulting in social, emotional and physical well-being

HOW WE SERVE: PROGRAM MODEL

Academic Success	Character & Leadership	Healthy Lifestyles
Graduate on time with a plan beyond high school	*Serve as effective leaders & positive role models*	Make healthy physical, social & emotional well-being choices
Homework Help Tutoring Summer Learning Loss Prevention Technology Goal-Setting Financial Literacy Arts (Photography, Music, etc.) Outdoor & Environmental Education	Small Groups Clubs Formal and Informal Recognition Programs Leadership Development Civic Engagement 21st Century Skill Development	Drug & Alcohol Prevention Responsible Decision Making Physical Literacy Team Sports Individuals Sports Nutrition Education Health Wellness

College & Career Readiness

Give Club members experiences that help them discover their talents and passions and equip them with the tools they need to secure placement in college, a career, technical school, or the military after high school

A.W. "Tony" Matthews Boys & Girls Club

- Club opened in 1980.
- Located in the Historic District of Mableton.
- 10,605sq feet of dedicated Club space, including a STEM room, Gym, Kitchen, Computer Lab, Arts & Craft Room, Social Recreation Room, outdoor Soccer field, outdoor Play Space, and a stand-alone Teen Center.



Club Impact

- In 2024-2025, the Club served 338 youth, with **65%** of those served being Teens (13 and older). This is 104% of our membership goal!
- Program Impact:
  - **Academic Success**

    - 100+ hours of Homework Assistance
  - **Character & Leadership**

    - 80+ youth participated in Character & Leadership programs.
  - **Healthy Lifestyles**

    - 120+ youth participated in organized sports leagues

    - 90+ youth participated in Wellness Programs

    - 19,000+ meals served



Club Operations

Leadership:

- Darryl Denson, Regional Director
- Marlon Andrews, Executive Director

School Partners:

- Austell Elementary
- Clarkdale Elementary
- Mableton Elementary
- Russell Elementary
- Sanders Elementary
- Cooper Middle
- Floyd Middle
- Lindley Middle 7th & 8th
- Lindley 6th Grade Academy
- Garrett Middle
- South Cobb High
- Pebblebrook High



A Day In The Life At The Club

- Enrichment Hour
- Triple Play (sports and healthy habits)
- Dance
- Smart Girls
- Positive Action
- Career Launch
- Money Matters
- Flag Football
- Cheer
- Youth of the Year
- Keystone Club
- Torch Club
- Passport to Manhood
- Paths to Adulthood



Meet the Matthews Club 2025 Youth of the Year!

BOYS & GIRLS CLUBS OF METRO ATLANTA



Serigne, 2025 A.W. "Tony" Matthews Club Youth of the Year

Seringe is a 17-year-old senior who found his voice as a leader through Keystone and CS Club. He has advocated with government leaders to help protect Club funding and volunteers with younger members during the summer. Inspired by his experiences serving others, Seringe plans to attend college and pursue a career in medicine, aiming to become either an orthopedic surgeon or a family doctor and make a positive impact on patients and families.

COBB COUNTY ADVISORY BOARD

- ❑ Jennifer Garner, Board Chair, Papa John's, Director, Corporate Affairs & Sustainability
- ❑ Chandler Brown, PNC Private Bank, Vice President Relationship Strategist
- ❑ Cassandra Brown, City of Mableton, Councilwoman
- ❑ Joseph E. Cortes, Georgia Craft Brewers Guild, Executive Director
- ❑ Kelli Pierson, Cox Automotive, Director, Sales Strategy
- ❑ Reginald Turner, Rausch Advisory Service, Client Service Manager
- ❑ Robin Baggs, Home Depot, Logistics Director
- ❑ Sheryl-Anne Murray, Home Depot, Logistics Director
- ❑ Stephen Gentry, Genuine Parts Company, Senior Director, Finance
- ❑ Terry A. Cummings, Georgia General Assembly, Georgia State Representative
- ❑ Travis Walker, Genuine Parts Company, Senior Director, Accounting

LOCAL CHAMPIONS

Genuine Parts Company
Home Depot
Deloitte
Elizabeth & Jason Loudermilk
Caresource
Cobb Community Foundation





THANK YOU SO MUCH FOR YOUR SUPPORT!

BOYS & GIRLS CLUBS OF METRO ATLANTA

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Employer Declaration & Application - Employee Assistance Program (EAP) (GMEBS)

BACKGROUND/SUMMARY: This addendum fills the gap the City of Mableton has for an Employee Assistance Program. A confidential benefit that will provide free, short-term counseling, coaching, and referral services to help our staff resolve personal, family, and/or work-related challenges.

BUDGETED/FINANCIAL IMPACT – FUND: Approximately $108.000 per month

RECOMMENDATION: The request/ recommendation from Human Resources is for council to approve this addendum to our health benefits contract.

ATTACHMENTS:
1. Employer Declaration & Application - EAP (GMEBS)

EMPLOYER DECLARATION & APPLICATION

GMEBS EMPLOYEE ASSISTANCE PROGRAM (EAP)

GMEBS Life & Health Insurance Services

For GMEBS Use Only	
Employer Name	Declaration Effective Date

NOTE TO EMPLOYER

This form documents your agreement to offer the GMEBS employee assistance program to eligible individuals and outlines the employer's obligations. This declaration and application must be approved by your governing authority and by the GMEBS Life & Health Program Administrator.

SECTION 1. ELIGIBILITY FOR EMPLOYEE ASSISTANCE PROGRAM BENEFITS AND SUPPLEMENTAL SERVICES

"Eligible Employees" described in Sections 1A, 1B, and 1C, and their spouses and children (up to age 26), are eligible for employee assistance program benefits under the GMEBS Employee Assistance Program, as set forth in the GMEBS Employee Assistance Program Booklet and are also eligible for the Supplemental Services described in the GMEBS Employee Assistance Program Booklet:

1A. Part-time, Full-time, and Temporary Employees – All employees are eligible for the GMEBS Employee Assistance Program.

1B. Elected or Appointed Members of the Governing Authority – All active elected or appointed members of the Employer's Governing Authority are eligible for the GMEBS Employee Assistance Program. This would include the Chief Legal Officer, Associate Legal Officer and Municipal Judges unless identified as being excluded by Employer below.

Exclude from GMEBS EAP Benefits: (EMPLOYER FILL IN BOX WITH "X")

☒ Chief Legal Officer ☒ Associate Legal Officer ☒ Municipal Judges

1C. Volunteer First Responders - All Volunteer First Responders are eligible for the GMEBS Employee Assistance Program. Volunteer First Responders are individuals who are not employed by the Participating Employer but meet one of the following definitions due to their active volunteer work for a Participating Employer: Firefighter (O.C.G.A. § 25-4-2); Peace officer (§ 35-8-2); Probation officer (§ 45-1-8); Emergency medical professional (§ 16-10-24.2); Emergency medical technician (§ 16-10-24.2); Communications officer (§ 37-12-1); Highway emergency response operator (§ 45-1-8); Correctional officer (§ 45-1-8); Jail officer (§ 45-1-8); Juvenile correctional officer (§ 45-1-8), law enforcement officer with the Department of Natural Resources.

SECTION 2. AVAILABILITY OF CRITICAL INCIDENT RESPONSE SERVICES

Participating Employers can offer on-site critical incident response services provided by ComPsych, the operator of the GMEBS Employee Assistance Program, by contacting the Life & Health Program Administrator. Such services, which include critical incident intervention and crisis response and debriefing services, are available at $265 per hour plus travel expenses. The Life & Health Program Administrator will coordinate with the Employer and ComPsych, and bill the Employer based on charges submitted by ComPsych. If ComPsych charges a cancellation fee for cancellation with less than five days advance notice, that fee will be charged by the Life & Health Program Administrator.

SECTION 3. EMPLOYER REPRESENTATIVE

Please list by title or position the person designated by the Employer to represent the Employer in all communications with GMEBS and the Program Administrator concerning the GMEBS Employee Assistance Program: Jeanne S. Pope, HRD

The Employer may identify in writing to the Program Administrator an additional agent or authorized representative as being authorized to provide and receive communications.

SECTION 4. EMPLOYER ADOPTION AND OBLIGATIONS

The Employer acknowledges that this Employer Declaration and Application will not become effective unless and until it is approved by the GMEBS Life & Health Program Administrator, and that upon such approval this Employer Declaration and Application will replace and supersede any prior Employer Declaration and Application for the GMEBS Employee Assistance Program on file with the

GMEBS Life & Health Program Administrator.

The Employer further acknowledges that GMEBS' approval of this Employer Declaration and Application is contingent upon the Employer having adopted the GMEBS Life and Health Program Participation Agreement, as amended.

In addition to the obligations in the GMEBS Life and Health Program Participation Agreement, the Employer agrees to do the following:

- Provide the GMEBS Life and Health Program Administrator with an accurate headcount of Eligible Employees (as defined above) initially after approval of this Declaration and Application and thereafter during the biannual Reporting Periods.
- Pay monthly invoices on a timely basis. Invoices are calculated as $1.85 per Eligible Employee (as defined above), based on the total headcount submitted at the most recent Reporting Period.
- Pay invoices for critical incident response services, and cancellation fees, if applicable, on a timely basis.
- Review the GMEBS Employee Assistance Program Notice of Privacy Practices and the ComPsych HIPAA Notice of Privacy Practices and make a paper copy of these available to Eligible Employees upon request.
- Make a paper copy of the Benefits Booklet available to Eligible Employees upon request.
- Clarify that Eligible Employees do not need to notify anyone at the Employer of their use of the benefits.

SECTION 5. AMENDMENT OF FEES

If the GMEBS Life and Health Program Administrator notifies the Employer that ComPsych will change its fees for the next year and the Employer does not request to terminate participation in the GMEBS Employee Assistance Program thirty days before the change applies, this Declaration and Application is automatically amended by reference to replace the fees with the new fees.

EMPLOYER DECLARATION & APPLICATION

GMEBS EMPLOYEE ASSISTANCE PROGRAM (EAP)

GMEBS Life & Health Insurance Services

Approved by the Mayor and Council/Commission of the City of _____, Georgia

this _____day of _____, 20____.

ATTEST:

City of _____ , Georgia City Seal:

_____ _____

Signature of City Clerk **Signature of Mayor**

_____ _____

Print Name of City Clerk **Print Name of Mayor**

For GMEBS USE ONLY (Please do not write below this line)

The terms of the foregoing Employer Declaration and Application are approved by the GMEBS Life & Health Program Administrator this

_____day of _____, 20____. Subject to the applicable terms of the GMEBS Life and Health Program Participation Agreement and the Plan(s), the effective date of the coverages (or any change in coverage) as reflected in this Employer Declaration and Application will be the date shown under "Declaration Effective Date" on the first page of this form.

GMEBS LIFE & HEALTH PROGRAM ADMINISTRATOR

By: _____

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Approval of June 10, 2026 Regular Council Meeting Minutes

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. June 10, 2026 Regular Council Meeting Minutes (1)

CITY OF MABLETON, GEORGIA

Riverside EpiCenter
135 Riverside Pkwy, Mableton, GA 30168
June 10, 2026 at 6:30 PM

The Honorable Michael Owens, Mayor
The Honorable Ron Davis, Mayor Pro Tem/District 1 Councilmember
The Honorable Michael McNeely, District 2 Councilmember
The Honorable Keisha Jeffcoat, District 3 Councilmember
The Honorable Cassandra Brown, District 4 Councilmember
The Honorable TJ Ferguson, District 5 Councilmember
The Honorable Debora Herndon, District 6 Councilmember

CITY COUNCIL REGULAR MEETING MINUTES

1. CALL TO ORDER

Mayor Pro Tem Davis called the meeting to order at approximately 6:40pm and welcomed all.

2. ROLL CALL

City Clerk Hiott conducted the roll call. Mayor Owens was absent. All others of the Council were present.

3. INVOCATION

Invocation was led by City Manager Tanks.

4. PLEDGE OF ALLEGIANCE

Pledge of Allegiance was led by the Council.

5. APPROVAL OF AGENDA

Mayor Pro Tem Davis announced the item and called for a motion.

Motion was made by Councilmember Ferguson and seconded by Councilmember Brown to approve the agenda as written. The motion carried 6-0.

6. PUBLIC HEARINGS

a. Second Public Hearing of FY 2027 Budget

Consideration and Approval of Second Read of Ordinance Adopting the FY 2027 Budget - Finance Director Karen Ellis

Mayor Pro Tem Davis announced the item and recognized Fiancé Director Karen Ellis to present. Director Ellis indicated that there have been no changes since the last presentation and stated that the ordinance before the Council would approve the proposed budget. She asked for any questions. City Attorney Walker-Ashby arrived.

Councilmember Ferguson asked about the inclusion of the personnel requests previously discussed. City Manager Tanks confirmed that the requests were included. Mayor Pro Tem Davis called for any additional questions. There were none.

Mayor Pro Tem Davis opened the public hearing. He called for those who wished to speak in opposition.

The opposing comments included:

Yaschica Marshall urged the Council to consider targeted reductions to support financial stability. She provided her detailed rationale in support of her position. She asked Council to reconsider the budget adoption.

Michael Murphy, District 4, stated that he is looking for an effective government. He indicated allocations that he would have liked to have seen in the budget. He would have liked to have seen more revenue enhancement opportunities.

Brenda Nash, District 3, indicated that this isn't what the community was counting on. She expressed concern about the budget explosion. She asked the Council to slow down and grow responsibly and reconsider the budget.

Mayor Pro Tem Davis called for any other speaker in opposition. There were none. He called for those who wished to speak in favor. There were none. He closed the public hearing and called for any additional comments or questions from the Council.

City Clerk Hiott reminded the Council the vote must be considered tonight, but that deferral is an option.

Councilmember Herndon asked how much of the fund balance would be used. City Manager Tanks explained that the fund balance represents an operating surplus and that amounts exceeding the minimum required by the City ordinance may be used for one-time expenditures. Director Ellis stated that $4.8 million was used to balance the budget and noted that the City would maintain a 37% fund balance, exceeding the ordinance-required minimum by 12%. She indicated that approximately $7.5 million would remain in the fund balance. City Manager Tanks reminded the public that the City does not assess a property tax and that revenues are derived from insurance premium taxes and business revenues.

Councilmember McNeely asked about the impact of the new positions on the operating budget. Director Ellis responded that the City has sufficient revenues to fund the ongoing positions. City Manager Tanks confirmed that only revenue-generating or critical positions were considered and noted that all departments reduced their budgets by 10% to remain within available revenues.

Councilmember Herndon asked how this year's budget compares to last year's. Director Ellis responded that the City approved a $21 million budget last year and spent $17 million. This year's proposed budget is $23 million.

City Manager Tanks noted that the Parks Director role is not limited to parks but also includes City events. He added that the department remains active and directed residents to

the City's website for additional information pertaining to City events.

Councilmember Brown asked about funding for the Municipal Court. City Manager Tanks responded that the court has been operating virtually for eight months and is funded through the General Fund. He added that the court issues citations to help ensure compliance and plans to offer both in-person and virtual options in the near future.

Councilmember McNeely asked about the expansion of court services, related costs, and how the City would anticipate expenses to avoid exceeding available resources. City Manager Tanks responded that the Municipal Court is currently prepared to handle capacity the City has not yet experienced. He noted that the City is uncertain of the true volume, but that adjustments can be made and that the projected volume has been considered in the budget.

Councilmember Davis asked how anticipated volumes are determined. City Manager Tanks responded that estimates are based on data from other municipalities. He added that the City has contingency funding for unanticipated expenses, including an emergency capital fund. He emphasized that all factors were considered and commended Director Ellis for her expertise.

Councilmember Herndon asked for an explanation of the assumed budget growth. City Manager Tanks responded that the City has transitioned from partial to full operations. He noted that the City has expanded gradually, adding positions as capacity allowed. He emphasized that the City maintains a lean and efficient staff.

Mayor Pro Tem Davis asked for additional questions. There were none. He called for a motion.

Councilmember Brown initiated a motion to defer the item. City Manager Tanks reminded the Council that the City has a legal obligation to adopt a budget by July 1st. He also noted that there are no scheduled meetings in July.

Additional discussion took place regarding the deferral.

Motion was made by Councilmember Brown to defer item 6a- FY27 Budget, to the June 23 Regular Meeting agenda. Councilmember Herndon seconded. Motion passed 6-0. Councilmember Jeffcoat did not vote. (***Clerk's Note - Pursuant to Charter 2.21 (b) - No member of the city council shall abstain from voting on any matter properly brought before the council for official action except when such councilmember has a conflict of 440 interest which is disclosed in writing prior to or at the meeting and made a part of the minutes. Any member of the city council present and eligible to vote on a matter and refusing to do so for any reason other than a properly disclosed and recorded conflict of interest shall be deemed to have acquiesced or concurred with the members of the majority who did vote on the question involved.***

7. PRESENTATIONS/ACKNOWLEDGEMENTS/PROCLAMATIONS

a. Presentation of the Municipal Leader Community and Workplace Culture Certificate to Councilwoman Keisha Jeffcoat - Freddie D. Broome, Director of

Member Services of Georgia Municipal Association

Mayor Pro Tem Davis announced the item and recognized Director Freddie Broome from Member Services at the Georgia Municipal Association. Mr. Broome recognized Councilmember Jeffcoat for her accomplishment and explained the requirements and significance of the Municipal Leader, Community and Workplace Culture Certificate. He mentioned that the program is designed to help leaders recognize who they are as leaders and identify ways to be better leaders. He presented Councilmember Jeffcoat with her certificate and pictures were taken.

b. Project Update: Illegal Dumping Mitigation Efforts — Emily Ryan, Sustainability, Greenspace, and Beautification Director

Mayor Pro Tem Davis announced the item and recognized Director Ryan of the Sustainability, Greenspace and Beautification Department. She was accompanied by Code Enforcement Director Silver.

Director Ryan highlighted the following illegal dumping mitigation efforts to include:
-Solid Waste Ordinance Amendments to Article 5 – Scrap Tire Enforcement section that established regulations for the storage, handling, and disposal of scrap tires, increased fines for major and minor dumping violations, and implemented compliance tracking measures.

Director Ryan introduced Director Silver to provide an update on Code Enforcement efforts. He indicated there has been successful with the Municipal Court for illegal dumping with citations and fines that have been issued to violators. He indicated that a lot of people did not know, and his team is educating as they are citing.

Additonal tactics:
-Equipment Installations to include 20 signs and a pilot camera on City property.
-Administrative Actions:
  -A pending Georgia Power Pole Attachment Agreement which will allow the City to mount equipment (signs and cameras) and seasonal banners to utility poles
  -An upcoming STAR Grant Application for $75,000 for tire mitigation on a reimbursement basis every fiscal year.

Director Ryan also highlighted the Environmental Protection Agency (EPA) Illegal Dumping Prevention Guide, reviewed signage best practices and proposed sign locations, and provided information on upcoming department events, including home weatherization workshops and a pollinator census. She opened the floor for questions.

Councilmember McNeely expressed appreciation for the departments' efforts and asked Director Silver to explain the difference between minor and major dumping violations. Director Silver responded that the distinction is based on volume and noted that most of the City's violations had been minor, with only two citations issued for major dumping violations.
Councilmember Brown thanked Director Silver for his prompt response to a citizen's noise complaint. Mayor Pro Tem Davis called for any additional questions. He thanked Directors Ryan and Silver for their efforts, and noted that the initiative is both necessary and

beneficial.

8. APPOINTMENTS

None.

9. PUBLIC COMMENTS - 2 minutes per speaker - no more than 30 minutes for all speakers. Anyone wishing to make a public comment should complete and submit the public comment card to the City Clerk prior to the start of the meeting.

Mayor Pro Tem Davis introduced the item and asked City Clerk Hiott to review the rules and decorum.

The following comments were shared:
-Michael Murphy recognized the Council and gave kudos to Councilmember Jeffcoat for her certificate award. He thanked the Council for deferring the vote for the budget. He acknowledged the month of June as National Housing Month and emphasized the importance of housing access and affordability.
-Brenda Nash expressed concerns about the financial feasibility of the Parks and Recreation Director role. She also asked the Council to be thoughtful and deliberate in building the Police Department, especially under pressure.

There were no additional comments.

10. CONSENT AGENDA

Mayor Pro Tem Davis announced the item and called for a motion. Motion was made by Councilmember Jeffcoat and seconded by Councilmember Brown to approve the Consent Agenda as written. The motion carried 6-0.

a. Ratification of Council member approved elevations - Morris Mill located at Cooper Lake Rd , PIN 17018100040

b. Approval to negotiate and execute in substantial format the Stormwater Maintenance Agreement for Collection at Sweetwater, LLC, a property located at Old Bankhead Hwy in Land Lot 1296 and 1297, 19th District, Cobb County, PIN 19129600490 for a town house development

c. Approval of May 27, 2026 Work Session Minutes (5:15 pm meeting)

d. Approval of May 27, 2026 Regular Meeting Minutes

e. Approval of May 11, 2026 Work Session Meeting Minutes (1245 Veterans Memorial Highway)

f. Approval for Mayor to sign and submit Georgia Department of Transportation Local Maintenance & Improvement Grant (LMIG) Application for Local Road Assistance Funds For Fiscal Year 2026 LRA Supplemental

11. UNFINISHED BUSINESS

None.

12. NEW BUSINESS

a. Second Read - Consideration and Approval of an Ordinance Amending Chapter 2, Administration, of the City of Mableton Code of Ordinances - City Attorney Emilia Walker-Ashby

Mayor Pro Tem Davis announced the item and recognized City Attorney Walker-Ashby. The City Attorney requested that this item be deferred to the next meeting.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to defer item 12a to the June 23 regular meeting agenda. The motion carried 6-0.

13. OTHER BUSINESS/DISCUSSION

None.

14. CITY MANAGER'S ANNOUNCEMENTS/COMMENTS

City Manager Tanks thanked staff, volunteers, and all those involved for the success of the Mableton Anniversary Weekend. He also acknowledged the residents who attended and came out to celebrate the City.

15. CITY ATTORNEY/CITY CLERK/STAFF ANNOUNCEMENTS/COMMENTS

City Clerk Hiott highlighted that the June 23 meeting would be held on a Tuesday (normally scheduled for Wednesday).

16. MAYOR AND COUNCIL ANNOUNCEMENTS/COMMENTS

Councilmember McNeely highlighted the Creekside Village development that has been approved in District 2 and provided background info. He mentioned that additional details would be shared as the development progresses. He also highlighted the June 15 Public Safety Town Hall at 6:00 p.m. at the Riverside EpiCenter and encouraged attendance. He emphasized the importance of addressing public safety concerns and resolving current issues, and thanked Sheriff Craig Owens for ensuring continued City services.

Councilmember Jeffcoat asked the community to keep community leader Tre Hutchins and Senator Donzella James in their thoughts and prayers following the loss of their mothers and extended condolences. She congratulated Dr. Tre Hutchins on earning his doctorate degree, acknowledged FIFA-related events across Metro Atlanta, and recognized fathers in honor of Father’s Day. She extended a Happy Juneteenth and highlighted the local celebrations.

The Council extended heartfelt condolences and thoughts to Cobb County School Board member Tre Hutchins and Senator Donzella James for the loss of their loved ones.

Councilmember Brown wished her husband a Happy Father’s Day. She highlighted the upcoming Public Safety Town Hall and noted sufficient seating is available. She encouraged residents to cherish their loved ones. She noted that the Heritage Park boardwalk had reopened and highlighted events on June 13, and announced a Buckner Road cleanup on June 20.

Councilmember Ferguson highlighted his district clean-up scheduled for June 13th and noted he would be unable to attend due to a foot injury. He encouraged everyone to come out and noted there would be other upcoming events.

Councilmember Herndon thanked those in attendance and the 22 online viewers and noted the City's growing national reputation. She highlighted that she will be hosting an event on June 11th to launch the Summer "Pick a Partner" Book Club for 2nd and 3rd graders, which will include sign-ups and a book giveaway at Jeremiah's Italian Ice, and encouraged attendance.

Mayor Pro Tem Davis applauded Mableton residents for their commitment to and care for their community. He acknowledged June as Homeownership Month and highlighted the "Keys to Home Equity" display at the Riverside EpiCenter supporting housing efforts for educators, public safety personnel, and veterans. He announced a homeownership workshop on June 27th and encouraged attendance. To close, he emphasized the importance of caring for loved ones and extended safe travel wishes.

17. EXECUTIVE SESSION (IF NEEDED) FOR LITIGATION (O.C.G.A. 50-14-3(B)(1)(A)REAL ESTATE(O.C.G.A. 50-14-3 (B)(1)) PERSONNEL (O.C.G.A. 50-14-3 (B)(2)) AND MISC. EXEMPTIONS (O.C.G.A. 50-14-3 (B)(4)&(5))

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to enter into Executive Session at approximately 7:59pm for litigation, real estate, personnel and other misc.exemptions. The motion carried 6-0. (Davis, McNeely, Jeffcoat, Brown, Ferguson and Herndon)

Council returned from Executive Session at approximately 9:15pm. Councilmember Brown was not present in the room.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Herndon to exit Executive Session. The motion carried 5-0. (Davis, McNeely, Jeffcoat, Ferguson and Herndon)

18. ADJOURNMENT

There being no further business, the meeting adjourned at approximately 9:18pm. Councilmember Brown was not present in the room.

Motion was made by Councilmember Jeffcoat and seconded by Councilmember Ferguson to adjourn. The motion carried 5-0.

Dr. Michael Owens, Mayor

Susan Hiott, City Clerk

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Ratification of Council member approved elevations and site plan - Brookwood Mixed Use located at 3753 Austell Rd, PIN **19085500050**

BACKGROUND/SUMMARY: Section 2.03 of the zoning ordinance outlines procedures for modifications to site plans or zoning conditions applied to any rezoning, temporary land use permits, special land use permit, or other zoning agenda item. Additionally, this code states the following:

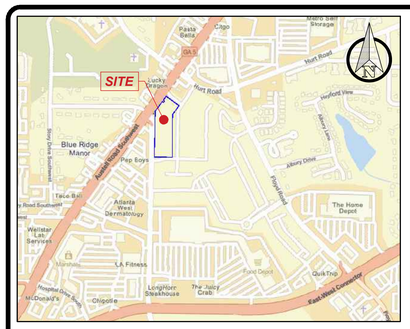
Any rezoning, temporary land use permit, or other zoning agenda item approved by the Cobb County Board of Commissioners before the adoption of the MZC that requires the district commissioner approve a site plan, landscape plan, architecture or other item as a condition of zoning and no such approval was made as of the adoption of the MZC, shall require approval by the Council Member in whose district the property is located. Upon that Council Member's approval, the item shall be ratified by being placed on the consent agenda for the next regularly scheduled Council meeting. Site plans, landscape plans, architecture or other items previously approved by the district commissioner may only be amended by the Mayor and Council at any regularly scheduled meeting or hearing following the approval of the Council Member in whose district the property is located.

Deputy Community Development Director, Tina Garver met with Councilwoman Herndon to review the attached rendering, which is a revision to a previously approved elevation and site plan for Caribou Coffee. Attached to this action is the final approval.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: Ratification of rendering approval.

ATTACHMENTS:
1. Elevations , Site Plan and Landscaping Plan
2. Additional Exterior Elevations



LOCATION MAP

SITE DATA CHART

Development Tract	Building No.	Building Suite	Use	Bldg. Area (sf)	Required Parking Total	Required Parking Ratio	Provided Parking Exclusive	Provided Parking Shared	Provided Parking Total	Provided Parking Ratio	Open Space Min. Required (acre)	Open Space Provided (acre)	Total Tract Area (acre)
"B" Commercial	100	100	Rest.	1,800	18	1 space / 100 s.f.							
	200	210	Bank	4,000	17	1 space / 285 s.f. plus 3-spaces / ATM							
		250	Retail	2,400	12	1 space / 200 s.f.							
		290	Rest.	1,600	16	1 space / 100 s.f.							
	300	300	Medical	12,000	42	1 space / 285 s.f.							
			TRACT TOTAL	21,800	105	0.48 spaces / 100 s.f.	115	109	224	1.03 spaces / 100 s.f.	0.7	1.1	3.04
											TOTAL DEVELOPMENT AREA		3.04

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

1. Developer: AUSTELL GA CENTER, LLC
295 MADISON AVENUE - 37TH FLOOR
NEW YORK, NEW YORK 10017
CONTACT: MICHAEL OESTREICH
PHONE: 212-753-4576

2. Civil Engineer: HAINES, GIPSON & ASSOCIATES, INC.
1550 NORTH BROWN ROAD, SUITE 100
LAWRENCEVILLE, GEORGIA 30043
PHONE: *770-491-7550*

OPEN SPACE CALCULATION:

PERVIOUS LANDSCAPED AREAS:	0.9-Acres
SIDEWALKS:	0.1-Acres
OUTDOOR PATIOS:	0.1-Acres
TOTAL PROVIDED OPEN SPACE AREA = 1.1 Acres	

"PER ZONING CASE #Z-60-2021, OPEN SPACE VALUE INCLUDES LANDSCAPED PERVIOUS AREA, "OPEN SPACE, PARKS, OR OTHER RECREATIONAL OR PUBLIC USES".

STREET FURNITURE & LIGHTING NOTE:

SEE SHEET C-0.2 FOR COMPLIANCE WITH THE "AUSTELL ROAD DESIGN GUIDELINES" AS WELL AS CUT SHEET DETAILS FOR THE SPECIFIED SITE LIGHTING FIXTURES, BENCHES, WASTE RECEPTACLES, AS WELL AS THE BIKE RACKS.

LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- EXISTING BUILDING
- PROPOSED CONCRETE CURB & GUTTER
- PROPOSED BUILDING
- PROPOSED RETAINING WALL
- PROPERTY LINES
- PROPOSED PAINTED CROSSWALK
- PROPOSED DECORATIVE CROSSWALK
- SIDEWALK NETWORK
- PROPOSED SIGNAGE
- PROPOSED SIGNAGE SYMBOLS (R1-1 STOP, R1-2, R3-6, H-CAP SIGN)
- PROPOSED HANDICAP RAMPS (TYPE 'A', TYPE 'B', TYPE 'C')
- SHARED PARKING SPACES (TOTAL OF 109 - SPACES)
- OPEN SPACE AREA
- BROOKWOOD DRIVE RIGHT-OF-WAY DEDICATION AREA
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALKS
- PROPOSED HEAVY DUTY CONCRETE

GENERAL NOTES:

1. OWNER/DEVELOPER: AUSTELL GA CENTER, LLC
295 MADISON AVENUE - 37TH FLOOR
NEW YORK, NEW YORK 10017
2. SITE IS LOCATED AT THE 3763 AUSTELL ROAD SW, PIN 19085500050, LAND LOT #855, 19th DISTRICT, 2nd SECTION, COBB COUNTY, GEORGIA, AND CONSISTS OF ±3.04 ACRES.
3. PER ZONING CASE #Z-60-2021, SITE IS ZONED P.V.C., PLANNED VILLAGE COMMUNITY DISTRICT.
4. PROPOSED USE IS MIXED-USE DEVELOPMENT CONSISTING OF MULTIFAMILY RESIDENTIAL AND COMMERCIAL.
5. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBERS FOR THIS AREA ARE 13067C0201G, EFFECTIVELY DATED 12/16/2008.
6. IN CONCENTRATED FLOW AREAS, ALL SLOPES STEEPER THAN 2.5:1 AND WITHIN A HEIGHT TEN (10) FEET OR GREATER, AND CUTS AND FILLS WITHIN STREAM BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKET. ALL GRADED SLOPES ON INDIVIDUAL PROJECTS SHALL BE NO STEEPER THAN 2:1 OR THE APPROPRIATE RETAINING STRUCTURE SHALL BE DESIGNED TO REINFORCE OR RETAIN THE RESULTING EMBANKMENT.
7. THIS PROPERTY LIES OUTSIDE OF THE 2000' CHATTAHOOCHEE RIVER BASIN, WITHIN THE SLOPE CREEK DRAINAGE BASIN.
8. THE SUBJECT SITE IS NOT SUBJECT TO THE M.R.P.A. REQUIREMENTS.

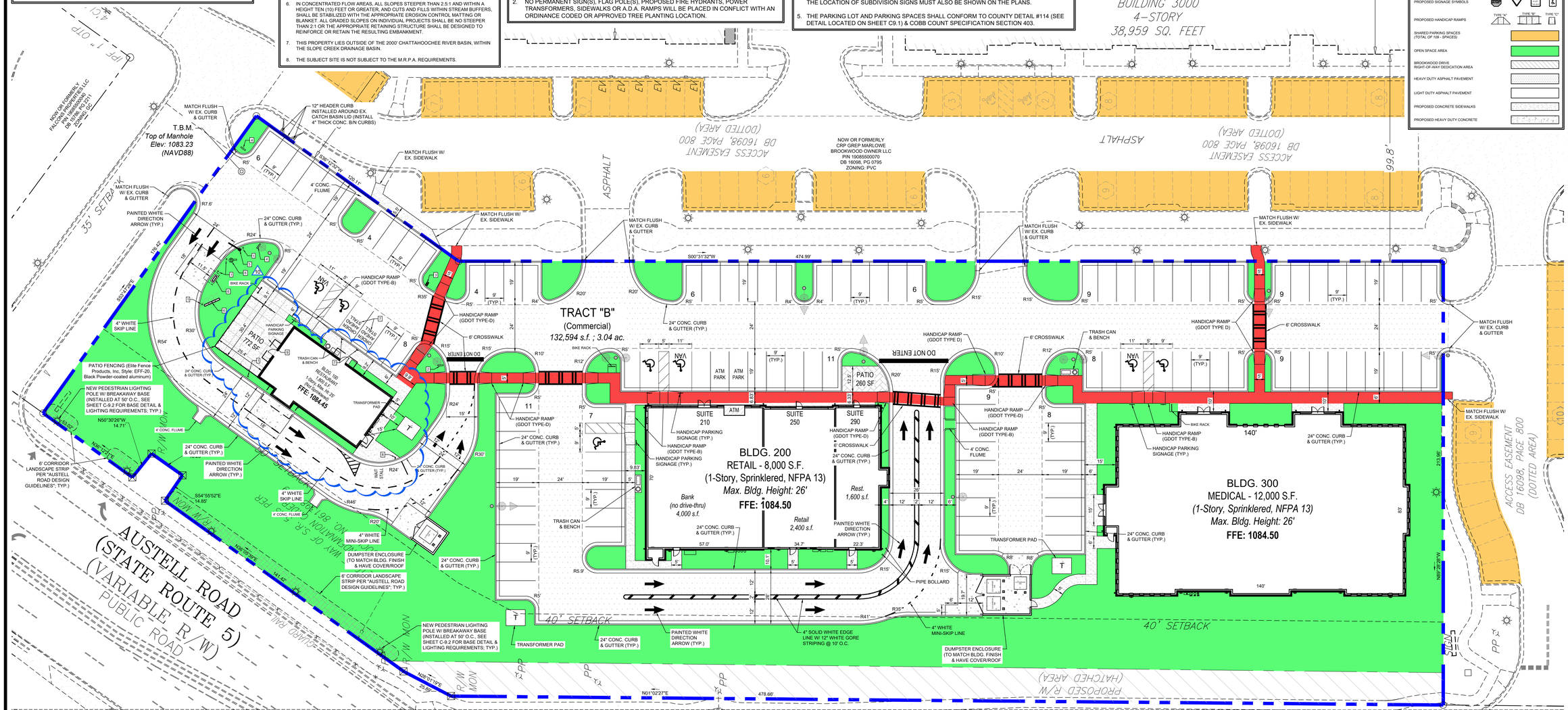
CITY OF MABLETON ARBORIST NOTES:

1. THE CITY OF MABLETON ARBORIST OR LANDSCAPE ARCHITECT MUST APPROVE THE SITE LIGHTING PLAN. LIGHT POLES ARE NOT PERMITTED IN PARKING PENINSULAS, ISLANDS AND MEDIANS WITHOUT THE PRIOR APPROVAL OF THE CITY ARBORIST. 20' MINIMUM SPACING IS REQUIRED BETWEEN THE TRUNK OF ANY PROPOSED OVER-STORY HARDWOOD TREE (OR EXISTING TREE COUNTED FOR TREE ORDINANCE CREDIT) AND ANY EXISTING OR PROPOSED LIGHT POLE. IF THE SERVICE PROVIDER (ELECTRIC COMPANY) PRODUCES A LIGHTING PLAN, IT MUST ADHERE TO THE LIGHTING PLAN SHOWN IN THE CIVIL ENGINEERING DRAWINGS APPROVED BY THE CITY OF MABLETON FOR THE LAND DISTURBANCE PERMIT. IF A LIGHTING PLAN IS NOT PART OF THE CIVIL DRAWINGS, THE LIGHTING PLAN DESIGNER MUST SUBMIT A PLAN TO THE ARBORIST/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. IF SITE LIGHTING IS INSTALLED WITHOUT AN APPROVED PLAN, THE CERTIFICATE OF OCCUPANCY WILL BE WITHHELD UNTIL ALL CONFLICTING POWER POLES ARE MOVED. CALL 404-590-2511.
2. NO PERMANENT SIGN(S), FLAG POLE(S), PROPOSED FIRE HYDRANTS, POWER TRANSFORMERS, SIDEWALKS OR A.D.A. RAMPS WILL BE PLACED IN CONFLICT WITH AN ORDINANCE CODED OR APPROVED TREE PLANTING LOCATION.

CITY OF MABLETON ZONING NOTES:

1. SITE IS ZONED P.V.C. (PLANNED VILLAGE COMMUNITY) DISTRICT AND SUBJECT TO REZONING CASE # Z-60-2021, PROJECT SHALL ADHERE TO ALL REQUIREMENTS OF THAT ZONING CATEGORY. REFER TO THE ZONING MINUTES, APPROVAL, & CONDITIONS ON SHEETS C0.1.
2. THE CITY OF MABLETON ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SAID ACT.
3. ANY CONSTRUCTION TRAILERS TO BE PERMITTED THROUGH THE PLANNING & ZONING DIVISION.
4. ANY SIGNS TO BE PERMITTED THROUGH THE CITY OF MABLETON PLANNING & ZONING DIVISION; I.E., SUBDIVISION ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS. THE LOCATION OF SUBDIVISION SIGNS MUST ALSO BE SHOWN ON THE PLANS.
5. THE PARKING LOT AND PARKING SPACES SHALL CONFORM TO COUNTY DETAIL #114 (SEE DETAIL LOCATED ON SHEET C9.1) & COBB COUNT SPECIFICATION SECTION 403.

**SITE DATA CHART NOTE: PER ZONING CASE #Z-60-2021, OPEN SPACE VALUE INCLUDES LANDSCAPED PERVIOUS AREA. "OPEN SPACE, PARKS, OR OTHER RECREATIONAL OR PUBLIC USES".*



SIGNAL NOTE:

All signal plans must be submitted to and approved by the Cobb County Traffic Signal Engineer. - Any Traffic Signal work shall be performed in accordance with current Cobb DOT traffic signal Specifications by an approved traffic signal contractor. -Any traffic signal equipment damaged as a result of this project shall be replaced/upgraded by the contractor/developer immediately. Damaged loops shall be replaced/upgraded with video detection. -Developer/contractor is required to maintain vehicle detection without interruption for all traffic signal phases affected during construction of this project. Approved video detection shall be used for presence detection and approved video or microwave detection shall be used for pulse detection. Additional poles/equipment may be required to support these detection devices. - Contact the Cobb Traffic Signal Engineer at (770)528-3664 for any traffic signal related issues. Contact the Signal Maintenance Supervisor at (770)528-1689 to locate any signal equipment if proposed development is within 450' or less of a signalized intersection.

TO: ALL CONTRACTORS WORKING ON DOT R/W WITHIN 350' OF ANY TRAFFIC SIGNAL. COBB DOT SIGNALS ARE NOT ON THE LOCATE PROGRAM, YOU ARE REQUIRED TO CALL US AT LEAST 24HRS IN ADVANCE FOR TRAFFIC SIGNAL U/G UTILITY LOCATES @ (770) 528-3666.
Please provide the following information when calling:
Company and caller Name & number
Contact person name & number at job site
Location of work to be performed
Type of work being performed
IF SIGNAL DAMAGE IS EXPECTED, BEFORE BEGINNING ANY WORK YOU ARE REQUIRED TO HAVE CONTACTED AN APPROVED SIGNAL SUB TO IMMEDIATELY REPAIR ANY DAMAGE THAT MAY OCCUR.

CDOT Contacts	770-528-1680
1890 County Services Parkway	Lenny Price, Ext. 1689
Marietta, Georgia 30008	Tony Lewis, Ext. 1692

TOTAL SITE AREA = ±3.04 ACRES

TOTAL DISTURBED AREA = ±2.9 ACRES

EXISTING/PRE-DEVELOPED:
IMPERVIOUS AREA = ±0.0 AC.
PERVIOUS AREA = ±3.0 AC.

POST-DEVELOPED:
IMPERVIOUS AREA = ±2.7 AC.
PERVIOUS AREA = ±0.9 AC.

STORMWATER MANAGEMENT:
STORMWATER MANAGEMENT FOR THIS PROPOSED DEVELOPMENT IS PROVIDED OFF-SITE IN A "MASTER STORMWATER POND", WHICH WAS DESIGNED TO ACCOMMODATE THE EXISTING/PRE-DEV SITE WHICH PREVIOUSLY CONSISTED OF A RETAIL SHOPPING CENTER DEVELOPMENT THAT WAS APPROXIMATELY 90%(+) IMPERVIOUS SURFACE AREA. THIS MASTER POND WAS DESIGNED AND CONSTRUCTED UNDER COBB COUNTY PERMIT SPR-2021-00055. THIS POND PROVIDES WATER QUALITY, CHANNEL PROTECTION, AS WELL AS FLOW ATTENUATION CONTROLS FOR THE SUBJECT SITE.

FIRE LANE NOTES:

1. CURBING OF LINEAGE DELINEATING FIRE LANES SHALL BE PAINTED RED.
   a. THE TOP AND FACE OF THE CURB SHALL BE PAINTED RED.
   b. "NO PARKING FIRE LANE" SHALL BE STENCILED ON THE CURB EVERY 100 FEET.
   c. LETTERS SHALL NOT BE LESS THAN THREE INCHES IN HEIGHT, AND WHITE IN COLOR.
   d. NOT LESS THAN ONE "NO PARKING FIRE LANE" SIGN SHALL BE POSTED WITHIN EACH COMPLEX

OR

2. CURBING SHALL NOT BE REQUIRED TO BE PAINTED RED.
   a. ONE SIGN SHALL BE POSTED AT THE BEGINNING OF THE FIRE LANE AND ONE AT THE END OF THE FIRE LANE.
   b. ADDITIONAL SIGNS SHALL BE ERECTED SUCH THAT SIGNS ARE SPACED NOT MORE THAN 100 FEET APART.
   c. SIGNS SHALL HAVE RED LETTERS ON WHITE REFLECTIVE BACKGROUND.
   d. LETTERS SHALL BE NOT LESS THAN TWO INCHES IN HEIGHT. SIGNS SHALL BE SINGLE-FACED WITH DIRECTIONAL ARROW(S).

A Georgia Department of Transportation (GDOT) Permit is required. Approval of work within or adjacent to GDOT right-of-way is deferred to GDOT, 770-216-3893 or 3891, Chamblee Permitting Office.

RECORDED PLAT NOTE:

FOLLOWING THE INSTALLATION OF THE PROJECT INFRASTRUCTURE, AND PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, A PLAT MUST BE RECORDED WITH THE CLERK OF THE SUPERIOR COURT. THE PLAT MUST SHOW ALL IMPROVEMENTS, IDENTIFY THE CONFIGURATION OF THE INDIVIDUAL CONDOS WITHIN A UNIT (BUILDING), AND INDICATE THAT ALL BUILDINGS ARE 'NOT YET BEGUN'. AS BUILDINGS ARE PERMITTED AND COMPLETED, SUBSEQUENT PLATS MUST BE RECORDED IDENTIFYING THE COMPLETED UNITS (BUILDINGS) AND THOSE THAT ARE UNDER CONSTRUCTION.

CONTRACTOR SHALL REPLACE ANY/ALL CURB, GUTTER, AND SIDEWALK THAT WAS OR MAY HAVE BEEN DISTURBED DURING THE CONSTRUCTION AND BUILD-OUT OF THE DEVELOPMENT

ANY PROPOSED SIGNS ARE TO BE PERMITTED THROUGH THE PERMITTING SECTION; I.E. SUBDIVISION, ENTRANCE SIGNS, MONUMENTS, AND ALL COMMERCIAL SIGNS.

RIGHT-OF-WAY NOTES:

- ALL ROADWAY / WALKWAY UTILITY CROSSINGS ARE TO BE BORED AND CASED. ANY ROAD OPEN CUTS ARE TO BE SUBMITTED, REVIEWED, AND PERMITTED TO THE CITY OF MABLETON UNDER SEPARATE PERMIT. CONTACT THE CITY FOR PERMITTING PROCESS.
- ANY DRIVE, ACCESS, SIDEWALK / SHOULDER CROSS-SLOPE, IN THE R/W, IS TO MATCH THE STD. 1/4" PER L.F. (2.0% PER A.D.A.).

ROADWAY STRIPING NOTES:

- All striping shall be thermoplastic.
- Any conflicting roadway markings are to be removed with mill and overlay.

SEE "GENERAL CONSTRUCTION NOTES" SHEET C-0.3 FOR ADDITIONAL GENERAL CONSTRUCTION & STANDARD CONFORMANCE NOTES.

TENANT/LANDLORD (RESTAURANT BLDG.) NOTES:

(NOTES BELOW CORRESPOND WITH THE NUMBERED CALLOUTS)

1. PROTECTIVE BOLLARD, INSTALLED BY LANDLORD.
2. "EXIT ONLY" / "THANK YOU" DIRECTIONAL SIGN PROVIDED BY TENANT. LANDLORD TO PROVIDE & INSTALL 1.5" CONDUIT & FOUNDATION.
3. MAIL BOX BY LANDLORD PER TENANT SPECIFICATIONS.
4. DIRECTIONAL SIGN PROVIDED BY TENANT. LANDLORD TO PROVIDE & INSTALL 1.5" CONDUIT & FOUNDATION.
5. CLEARANCE ARM PROVIDED & INSTALLED BY TENANT. FOUNDATION TO BE INSTALLED BY LANDLORD.
6. PREVIEW BOARD, MENU BOARD & "ORDER HERE" CANOPY PROVIDED BY TENANT. FOUNDATION * (4) 1.5" CONDUITS FROM PREVIEW BOARD, CANOPY & MENU BOARD TO BLDG. TO BE INSTALLED BY LANDLORD.
7. TWO (2) "ORDER AHEAD" SIGN POSTS INSTALLED BY LANDLORD, SIGN PROVIDED BY TENANT & INSTALLED BY LANDLORD.
8. "WAIT STALL" SIGN POSTS BY LANDLORD, SIGNS PROVIDED & INSTALLED BY TENANT.
9. CONCRETE PATIO W/ DECORATIVE FINISH & PATIO RAILING INSTALLED BY LANDLORD PER TENANT SPECIFICATIONS.
10. GROUND MOUNTED A.C. CONDENSER BY TENANT. CONCRETE PAD BY LANDLORD.

SITE PLAN

GRAPHIC SCALE

20' 0 20' 40' 80'

(IN FEET)
1 inch = 20 ft.

HAINES GIPSON & ASSOCIATES
Civil • Structural • Bridge

SEAL
GEORGIA REGISTERED No. 036691 PROFESSIONAL ENGINEER TIMOTHY LUKE FENDLEY

A PROJECT OF: TLM realty
295 MADISON AVE, 37th FLOOR
NEW YORK, NEW YORK 10017

BROOKWOOD-MU RETAIL
3763 AUSTELL RD SW, MABLETON, GEORGIA 30106
PARCEL #19085500050; ZONED P/C (Cobb County Case #Z-61-2021)
LAND LOT #855, 19th DISTRICT, 2nd SECTION, COBB COUNTY, CITY OF MABLETON, GEORGIA 30106

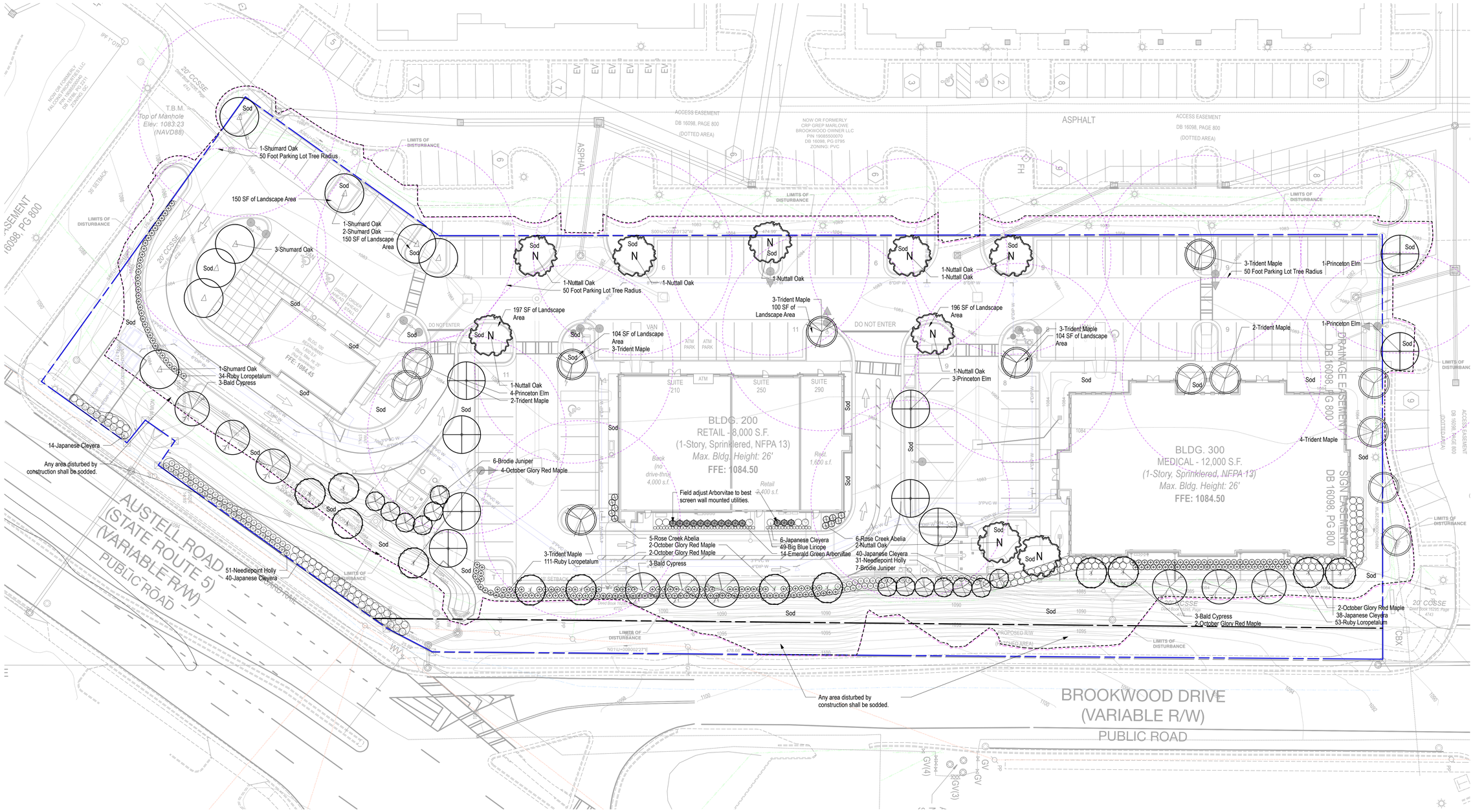
NO.	BY	DATE	DESCRIPTION
1	TLF	06/02/25	CCWS & Cobb FMO Review Comments
4	TLF	07/08/25	GSWCC & Cobb County Review Comments
6	TLF	07/30/25	Review Comments & MEP Coordination
-	TLF	10/02/25	VE Design Documents
7	TLF	12/12/25	VE Design Changes & Coordination
8	TLF	12/17/25	RFI #5 & Contractor Coordination
10	TLF	02/24/26	FMO Comments & Bldg. 100 Changes

DRAWN BY: TLF
CHECKED BY: TLF

DATE: 04/23/2025

SHEET TITLE: SITE PLAN

SHEET NUMBER: C-1.0



GENERAL LANDSCAPE NOTES

1. Landscape Contractor to read and understand the Landscape Details and Specifications prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
2. Contractor is responsible for locating and protecting all underground utilities prior to digging.
3. Contractor is responsible for protecting existing trees from damage during construction.
4. Contractor is responsible for understanding and adhearing to all constraints and limits of the site ie: Code requirements as stated on the landscape plan, minimum plant sizes refected on the plant schedule, property boundaries, limits of disturbance, easements and buffers.
5. All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
6. Tree protection areas to be protected from sedimentation.
7. Tree protection fencing shall be inspected daily; repair or replaced as needed.
8. No parking, storage or other construction activities shall occur within tree protection areas.
9. All planting areas shall be cleaned of construction debris (ie. concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
10. Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
11. Remove debris, gravel, rock, and media not suitable for planting from all parking lot islands. Fracture/loosen subgrade to a min. 24" depth and ensure proper drainage is achieved; complete water perk test. Add planting mix to achieve desired soil elevation; refer to landscape specifications and landscape island detail.
12. Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil (if provided by the General Contractor), and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
13. Any deviations from the landscape plans shall be approved by the Landscape Architect or Owners Representative.
14. Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock' and the accepted standards of the American Association of Nurserymen.
15. Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1/2" inch in diameter, prior to adding topsoil and planting shrubs.
16. Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately. Roll and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched or metal edging installed; see Landscape Details.
17. Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentions to be repaired.
18. Soil to be tested to determine fertilizer and lime requirements prior to laying sod; Fertilize as recommended.
19. Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
20. All shrubs beds (existing and new) to be mulched with a min. 4 inch layer of mulch. Mulch shall be dark brown, double shredded hardwood mulch, or as otherwise desired by the Owners Rep. Mulch must be pulled away from all tree trunks and shrub stems a minimum 4".
21. Planting holes to be dug a minimum of twice the width of the root ball. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
22. Water thoroughly twice in first 24 hours and apply mulch immediately.
23. Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
24. Remove stakes and guying from all trees after one year from planting.
25. The Landscape Contractor shall guarantee all installed plants for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
26. Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.

NOTE:
All disturbed areas not designated as planting beds shall be fine-graded and sodded with Bermuda turf. Contractor to ensure positive drainage away from structures prior to installation.

LANDSCAPE REQUIREMENT TABLE

A. SITE DENSITY

REQUIRED

1. 30% of the site shall be open space, excluding undisturbed tree lines
   (116,107 SF) x 30% = 34,832 SF of open space required
2. 15 tree density units per acre disturbed
   (116,107 SF / 43,560 SF) x 15 TDUs = 40.0 TDUs required
   No more than 30% of any one tree species = 21 max of any one tree species

PROVIDED

1. Open space = 27,000 SF of open space provided
2.

QTY	TREE	SIZE	UNITS		TOTAL	PERCENTAGE
15	TRIDENT MAPLE	2.5"	0.6	=	9.0	21.13%
8	RED MAPLE	3"	0.6	=	4.8	11.27%
13	BRODIE JUNIPER	8' HGT	0.4	=	5.2	18.31%
9	NUTTALL OAK	3"	0.6	=	5.4	12.68%
8	SHUMARD OAK	3"	0.6	=	4.8	11.27%
9	BALD CYPRESS	3"	0.6	=	5.4	12.68%
9	PRINCETON ELM	3"	0.6	=	5.4	12.68%
71	TOTAL			=	40.0	TDUs provided

B. STREET FRONTAGE

REQUIRED

1. (1) 3" Cal tree per 35 LF of frontage exclusive of driveways, access ways, and sight distance triangles
   Excluding undisturbed tree lines
   Double staggered row of 18 shrubs per 35 LF of street frontage
   Evergreen shrubs shall be 3 Gal, 30" Hgt at maturity
   Austell Road: 237 LF / 35 LF x 1 tree = 7 trees required
   237 LF / 35 LF x 18 shrubs = 122 shrubs required
   Brookwood Drive: 479 LF / 35 LF x 1 tree = 14 trees required
   479 LF / 35 LF x 18 shrubs = 246 shrubs required

PROVIDED

1. Austell Road: 4 trident maple, 3 bald cypress = 7 trees provided
   54 cleyera, 51 needlepoint holly, 17 loropetalum = 122 shrubs provided
   Brookwood Drive: 14 white fringe tree = 14 trees provided
   31 cleyera, 27 needlepoint holly, 188 loropetalum = 246 shrubs provided

C. PARKING LOT

REQUIRED

1. (1) 3" Cal tree per 1,140 SF of parking bay area
   20,983 SF / 1,140 SF x 1 tree = 18 parking lot trees required
2. (1) parking space per 100 SF of net floor space, including patio area that contains seating
   (1,085 SF + 8,000 SF + 12,000 SF) / 100 SF = 211 parking spaces required
3. Every parking space must be within 50 feet of the trunk of a tree

PROVIDED

1. 9 nuttall oak, 5 shumard oak, 6 Princeton elm = 20 parking lot trees provided
2. Parking spaces = 224 parking spaces provided
3. See landscape plan for 50 foot parking lot tree radius

PLANT SCHEDULE

Symbol	Qty	Botanical Name	Common Name	Minimum Scheduled Size	Remarks
		Trees			
	23	Acer buergerianum	Trident Maple	3" Cal; 12' Hgt	Single straight leader
	8	Acer rubrum 'October Glory'	October Glory Red Maple	3" Cal; 12' Hgt	Single straight leader
	13	Juniperus virginiana 'Brodie'	Brodie Juniper	8' Hgt	Full
	9	Quercus nuttallii	Nuttall Oak	3" Cal; 12' Hgt	Single straight leader
	8	Quercus shumardii	Shumard Oak	3" Cal; 12' Hgt	Single straight leader
	9	Taxodium distichum	Bald Cypress	3" Cal; 12' Hgt	Single straight leader
	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-8' Hgt.	Full; field adjust to best screen wall mounted utilities
	9	Ulmus americana 'Princeton'	Princeton Elm	3" Cal; 12' Hgt	
		Shrubs			
	11	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal	
	138	Cleyera japonica	Japanese Cleyera	Min 24" Hgt	
	82	Ilex cornuta 'Needlepoint'	Needlepoint Holly	Min 24" Hgt	
	198	Loropetalum chinense 'Ruby'	Ruby Loropetalum	Min 24" Hgt	
		Groundcovers			
	49	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal	Plant 18" OC
		Other			

0 20 40 FT

811 Know what's below. Call before you dig.

NOTES:
A preconstruction conference is required for this project prior to any finish landscaping. Call the City of Mableton at (404) 590-2511. There are critical factors on the landscape plan that affect both the general contractor and the landscape contractor. Planting area dimensions, planting methods and as well as plant materials must be in accordance with the approved plan, or the landscape inspector may delay the release of the certificate of occupancy.

See sheet L-102 for Cobb County Commercial and General notes.

MLD STUDIO
Landscape Architecture
51 old canton street
alpharetta, ga 30009
770.442.8171

CLIENT:
TLM realty
295 MADISON AVE, 37TH FLOOR
NEW YORK, NEW YORK 10017

PROJECT INFORMATION:

THE VILLAGE AT BROOKWOOD
COMMERCIAL TRACT

3753 AUSTELL RD SW
MABLETON, GA 30106

Georgia Registered
Dennis Nations
Landscape Architect

REVISION SCHEDULE:

NO.	DATE	BY	DESCRIPTION
1	6/3/25		LANDSCAPE COMMENTS
2	12/22/25		UPDATED SITE PLAN
3	3/3/26		Bldg 100 Revision

MLD PROJECT # : 2025036
DRAWN BY: KCN
CHECKED BY: ADN
DATE: 4/21/25

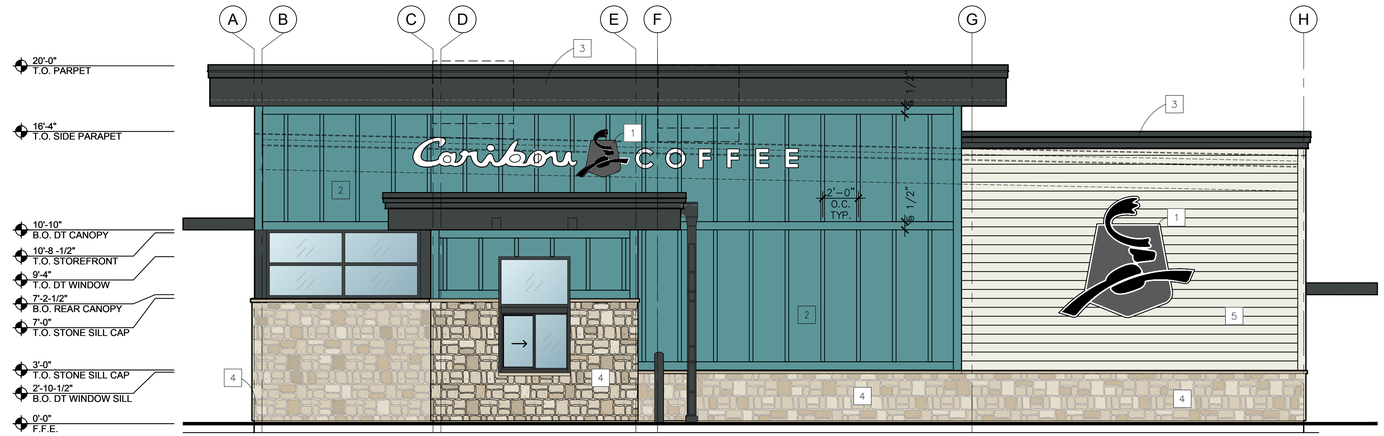
Landscape Plan

WaterMark

L-101



2 PARKING LOT / EAST ELEVATION
1/4" = 1'-0"



1 DRIVE-THRU / WEST ELEVATION
1/4" = 1'-0"

KEY NOTES

1. ILLUMINATED CARIBOU SIGNAGE N.I.C. SUPPLIED AND INSTALLED BY SIGN VENDOR. PROVIDE ELECTRICAL AS SHOWN ON ELECTRICAL PLANS. G.C. TO VERIFY DESIGN, DIMENSIONS, BRACKET INSTALLATION REQUIREMENTS, AND ELECTRICAL REQUIREMENTS WITH SIGN VENDOR PRIOR TO ROOFING INSTALL.
2. BATTEN SIDING – PRODUCT: HARDIE PANEL VERTICAL SIDING – STYLE: SMOOTH GRAIN W/ HARDIE TRIM SMOOTH BATTEN BOARDS @ 24" O.C. U.N.O. – COLOR: PRE–FINISHED (REQ'D, NO EXCEPTIONS) TO MATCH SHERWIN WILLIAMS PAINT COLOR 'CLOUDBURST' SW6487
3. PARAPET WALL CAP FLASHING/COPING/FASCIA WRAP COLOR: EXCEPTIONAL METALS CHARCOAL GRAY OR FIRESTONE UNA–CLAD CHARCOAL GRAY, SEALANT TO MATCH CAP FLASHING COLOR (CHARCOAL)
4. STONE – MANUFACTURED STONE VENEER W/ CAVITY ON 2" INSULATION & 8" CMU BLOCK; MFG.: ACR STONE GROUP; PRODUCT: BORAL CULTURED STONE; SERIES: CASA di SASSI; COLOR: VOLTERRA OSSO
5. HARDIE PLANK LAP SIDING: 6" EXPOSURE – STYLE: SMOOTH COLOR: PRE–FINISHED (REQ'D, NO EXCEPTIONS) TO MATCH PAINT COLOR BENJAMIN MOORE PAINT COLOR OC–17 "WHITE DOVE" ALTERNATE: LP SMARTSIDE LAP SIDING, SMOOTH TEXTURE. SEE PRE–FINISHING NOTES FOR MORE INFORMATION.

NOTES:
1. SUBMIT SAMPLES AND COLOR CHARTS FOR ALL BUILDING FINISHES. COLORS & FINISHES INCLUDING ROOFING, SIDING, TRIM AND CULTURED STONE ARE SUBJECT TO CHANGE PENDING LEAD TIMES AND FINAL REVIEW AND APPROVAL BY OWNER & ARCHITECT.

CNNA ARCHITECTS

STATE OF GEORGIA
CHRISTOPHER A. CANNELLA
CERTIFICATE NO. 031324
REGISTERED ARCHITECT

VILLAGE AT BROOKWOOD RETAIL
CARIBOU COFFEE
3763 AUSTELL RD SW BLDG #100
AUSTELL, GA 30106

CNNA ARCHITECTS, INC.

110 LUCKIE STREET NW | ATLANTA, GEORGIA 30303-2146 | 404.522.0077 | 404.522.0090 FAX
ARCHITECTURE | PLANNING | PROGRAMMING | INTERIOR DESIGN | PROJECT MANAGEMENT | GRAPHIC DESIGN

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Print Record

Revisions
1
2
3
4
5
6
7
8

Project No.: A26145
Project Date: April 27, 2026
Cadd File No:
Drawn By:
Checked By:
Scale: 1/4"=1'-0"

Sheet Title:
EXTERIOR ELEVATIONS

Sheet No.

☒ Not Released for Construction
☐ Released for Construction



2 SIDE / SOUTH ELEVATION
1/4" = 1'-0"



1 PATIO / NORTH ELEVATION
1/4" = 1'-0"

CNNA ARCHITECTS

STATE OF GEORGIA
CHRISTOPHER
CERTIFICATE NO. 024
REGISTERED ARCHITECT

VILLAGE AT BROOKWOOD RETAIL
CARIBOU COFFEE
3763 AUSTELL RD SW BLDG #100
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05.29.2026	PRICING SET

Revisions

1	
2	
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7	
8	

Project No.: A26145
Project Date: April 27, 2026
Cadd File No:
Drawn By:
Checked By:
Scale: 1/4"=1'-0"

Not Released for Construction ☒
Released for Construction ☐

Sheet Title:

EXTERIOR
ELEVATIONS
NORTH - SOUTH

Sheet No.

A4.2

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of a Governmental Pole Attachment License Agreement Between the City of Mableton and Georgia Power Company - Emily Ryan, Sustainability, Greenspace, and Beautification Director

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. GPC Pole Attachment Agreement (Mableton) - Final

Governmental Pole Attachment License Agreement

Between
Georgia Power Company
and
City of Mableton, Georgia

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POLE ATTACHMENT LICENSE AGREEMENT
GOVERNMENT USE

THIS POLE ATTACHMENT LICENSE AGREEMENT ("Agreement") is made between **GEORGIA POWER COMPANY** (hereinafter "GPC") and the **City of Mableton, Georgia**, a municipal corporation of the State of Georgia (hereinafter "Licensee") (said parties collectively referenced herein as the "parties"), and is subject to the following terms and conditions:

1. DEFINITIONS:

A. "Attachments" means all cables, wires, power supply equipment and cameras, traffic control equipment and hardware, and all associated hardware and equipment reasonably necessary for the attachment of said cables, wires, power supply equipment, traffic control equipment, and cameras, owned and/or utilized by Licensee that now or in the future occupy any Pole, including any Overlashing, and shall not include access to any duct, conduit or right-of-way owned by GPC, which may in GPC's sole discretion be made available under a separate Master Conduit License Agreement or other appropriate contract.

B. "Effective Date" means the date on which GPC makes written acceptance of Licensee's signed copy of this Agreement.

C. "FCC" means Federal Communications Commission.

D. "ILEC" means an incumbent local exchange carrier as defined in 47 U.S.C. § 251(h).

E. "Inherent Dangers" means the transmission/distribution of electrical energy involves the handling of a natural force that, when uncontrolled, is inherently hazardous to life and property. Due to the nature of any work to be performed, other hazardous or dangerous conditions (not necessarily related to the inherent danger of electricity) may also be involved in performing work on Poles, including but not limited to the following dangers: physically tripping, falling objects from work being performed overhead, working on scaffolding, electric wiring, hot metal surfaces, flash burns from welding, use of heavy equipment (e.g., mobile and stationary cranes and hoists, trucks and other equipment normally used in heavy construction and hauling), and possible hazardous materials, substances and chemicals, including the presence of asbestos, polychlorinated biphenyl (PCB), solvents, lead paint and arsenic.

F. "Inspection" means any inspection to determine if an Attachment or work being performed by Licensee or its contractors thereon is in compliance with Legal Requirements and the terms of this Agreement.

G. "Joint User" means any public utility, governmental body or other entity that owns poles to which GPC has extended or may hereafter extend joint use privileges whereby GPC and such party may affix their equipment to each other's poles.

H. "Legal Requirements" means all applicable statutes, laws, rules, codes, ordinances, regulations, decisions, orders, decrees, policies, guidance, directives or common law of any Federal, state, local or other governmental body, authority or entity with jurisdiction over the subject matter of this Agreement, contract performance or the applicable party (including any

judicial or administrative interpretation), that: (1) are: (a) in effect on the Effective Date; or (b) imposed during the term of this Agreement; and (2) which in any manner affect the subject matter of this Agreement, contract performance or this Agreement, including without limitation the NESC and any other applicable safety codes and regulations.

I. "Make-Ready Project Manager" means Candler Ginn or his successor.

J. "Make-Ready Work" means all work, as reasonably determined by GPC, required to accommodate an Attachment and to comply with Legal Requirements, including but not limited to rearrangements, increasing the load bearing ability of a Pole and/or the transfer or replacement of a Pole and other reasonable requirements of GPC. Make-Ready Work also includes but is not limited to Inspections, engineering, permitting and construction.

K. "NESC" means the National Electrical Safety Code.

L. "NJUNS" means the National Joint Utilities Notification System.

M. "Overlashing" means the tying, draping, twisting, wrapping or otherwise attaching of fiber optic cable, coaxial cable or other wires over or around other host cables or wires attached to a Pole.

N. "Point of Attachment" means the approved point of attachment for an Attachment, as designated by GPC.

O. "Pole" means a GPC distribution pole.

P. "Pole Attachment Count" means a count of Licensee's Attachments.

Q. "PSC" means the Georgia Public Service Commission.

R. "RF" means Radio Frequency.

S. "Transmission Facility" means any of GPC's electric supply lines and support structures operated at or above 69 kilovolts (kV).

2. TERM: This Agreement shall be effective as of the Effective Date and shall remain in full force and effect until terminated in accordance with the provisions of this Agreement. Either party may terminate this Agreement upon one hundred eighty (180) days' prior written notice. Each license granted hereunder shall continue in effect until the first to occur of the following: (i) Licensee notifies GPC in writing that it is removing the Attachment allowed under such license; (ii) GPC terminates such license pursuant to the terms of this Agreement; or (iii) this Agreement terminates.

3. LICENSE:

A. Application. Prior to affixing any Attachment, Licensee shall request approval on a form to be provided upon request by the Make-Ready Project Manager. Licensee shall submit reasonably sufficient data (including without limitation sag, tension, design and loading data) for

such Attachment, in form prescribed by GPC, such that GPC can ascertain whether Licensee's construction plan complies with the requirements set forth in such data and applicable industry standards.

B. Permission. GPC shall approve or deny the application, in its sole discretion, within forty-five (45) days of receipt thereof, and may do so via electronic means, including NJUNS. After approval of an Attachment, GPC will perform Make-Ready Work and issue a conditional permit in accordance with Section 7 hereinbelow. Licensee shall not affix an Attachment until receipt of said permit. Notwithstanding the foregoing, each Attachment in place on the Effective Date that has been approved in writing by GPC is hereby granted a separate license to be governed by this Agreement.

C. Attachment Rate. To the extent permitted by applicable statutes and regulations, GPC hereby waives the right to collect a rental fee for any Attachment approved by GPC pursuant to this Agreement, provided, however, that Licensee shall not change the type or use of such Attachment as approved.

D. Service Drops. Licensee shall not place a service drop unless and until it has received prior written permission from GPC.

E. Removal.

i. Licensee must promptly notify GPC in writing when Licensee removes an Attachment. Licensee will continue to be responsible for any rental fees for removed Attachments until GPC receives written notice of removal.

ii. Upon notice from GPC that it requires use of any Attachment space (which notice shall include an estimate of the costs GPC would incur in expanding capacity necessary to accommodate both the Attachment and GPC's core utility service), Licensee shall, within thirty (30) days of receiving such notice, either remove the Attachment or pay GPC's cost of expanding capacity necessary to accommodate both the Attachment and GPC's core utility service. If Licensee shall fail to do so, GPC shall be permitted to, at its option, either remove the Attachment, or increase capacity to accommodate GPC's core utility service, and Licensee shall reimburse GPC for all reasonable costs incurred for same.

iii. Upon notice from GPC that it is abandoning a Pole, Licensee shall, within thirty (30) days of receiving such notice, remove its Attachments from said Pole. In the event that Licensee fails to do so, GPC shall have the right to remove or cause to be removed any such Attachments and Licensee shall reimburse GPC for all reasonable costs incurred for same.

iv. Licensee shall remove an Attachment no later than thirty (30) days following termination of the applicable license and/or this Agreement. Notwithstanding anything herein to the contrary, Licensee shall remove any unauthorized or unapproved Attachment promptly upon notice from GPC.

4. RESTRICTIONS ON USE:

A. Purpose. Licensee is a governmental entity and will affix Attachments for the sole purpose of internally conducting government business, which shall not include providing services for a profit. Licensee shall not affix Attachments for the purpose of providing wireless internet service to the public, nor shall Licensee affix any Attachments that would be subject to the mandatory access requirements of 47 U.S.C. § 224(f).

B. Change in Type or Use. Licensee will not make any change to the type or use of its Attachments without prior written approval from GPC.

C. Cameras. Licensee shall limit the use of camera Attachments to lawful crime prevention and investigation. When required by a Legal Requirement, Licensee shall obtain any necessary authority or order from a court with appropriate jurisdiction and provide GPC with a copy of same prior to Licensee's use of any camera.

D. Wireless. Licensee shall not affix any wireless Attachments unless and until it has entered into a separate wireless addendum to this Agreement, the form of which the Make-Ready Project Manager will provide upon request by Licensee; and Licensee shall only affix wireless Attachments in accordance with said addendum.

5. RIGHTS-OF-WAY AND EASEMENTS: GPC does not warrant the extent of its rights-of-way or easements. Licensee shall be responsible for obtaining any real property rights necessary for Attachments on a Pole. If GPC determines that Licensee's use of a Pole is not permitted or is prohibited by the underlying property owner, Licensee shall, upon notice from GPC, promptly remove its Attachments from such Pole.

6. OVERLASHING: Licensee must obtain written approval from GPC prior to Overlashing. Each request for approval must state the intended use of the Overlashing and must include a certification by Licensee that the Overlashing will be in compliance with the NESC and include reasonably sufficient data (including without limitation sag, tension, design and loading data) for such Overlashing, in form prescribed by GPC, such that GPC can ascertain whether Licensee's construction plan complies with the requirements set forth in such data and applicable industry standards.

7. MAKE-READY WORK:

A. Who May Perform. Only GPC and its contractors are authorized to perform Make-Ready Work, provided, however, that Licensee shall be permitted to rearrange its own existing Attachments. Licensee shall never work on or impact another party's attachments, except where such party has given Licensee written approval to perform such work. All Make-Ready Work shall be performed in accordance with all Legal Requirements.

B. Payment. For an approved Attachment, GPC shall provide Licensee with an engineering survey and the estimated cost of Make-Ready Work within fourteen (14) days of conditional approval of the Licensee's permit. The engineering survey will depict the Point of Attachment. The estimate will remain valid for fourteen (14) days following notification. Upon receipt of Licensee's written acceptance of the estimated cost, GPC will invoice Licensee for the

estimated cost. Make-Ready Work will not begin until GPC receives full payment of the estimated cost, which Licensee shall pay to GPC within thirty (30) days of the invoice date. If the actual cost exceeds the estimated cost, GPC will invoice Licensee for the excess cost and Licensee shall pay the excess costs to GPC within thirty (30) days of the invoice date. If the actual cost is less than the amount tendered, GPC will refund the excess payment amount. The total cost for Make-Ready Work shall include any and all costs incurred by GPC in connection with the Make-Ready Work.

C. Location. Attachments must be placed at the Point of Attachment and must not interfere with any other party's equipment on the Pole. The Attachment space for wire Attachments is six (6) inches above and below the Point of Attachment. The Attachment space for wireless Attachments will be determined by GPC by the space occupied by such Attachments. Licensee shall not use a GPC anchor or affix or attempt to affix an Attachment to a Transmission Facility without the express written approval of GPC.

D. Affixing. Following completion of Make-Ready Work, GPC will issue a conditional permit to Licensee to affix its Attachment. The Attachment must be affixed and any related construction work completed within one hundred twenty (120) days of permit issuance. Licensee will notify GPC in writing at least three (3) business days prior to starting work on the Attachment and within three (3) business days of completing same. GPC or its contractors will perform an Inspection. In the event that GPC determines that an Attachment or any work thereon fails to comply with any Legal Requirements or the terms of this Agreement, GPC will so notify Licensee and Licensee shall make any necessary repairs or corrections within thirty (30) days thereafter, or immediately if the violation creates a danger to persons or property. GPC or its contractors will then perform further Inspections as necessary until it determines that Licensee is in compliance with all Legal Requirements and the terms of this Agreement.

8. SAFETY COMPLIANCE:

A. Licensee shall only use persons to perform work on Poles who are qualified by the education and experience necessary to provide high quality performance of work on Poles and who possess each license, registration, certification or other qualification required by any Legal Requirements to perform any work contemplated by this Agreement to be performed by Licensee or its contractors. Such persons must exercise that degree of skill and care required by the highest level of accepted professional standards with respect to performing work on Poles and shall have been properly trained on the hazards as set forth in 29 C.F.R. § 1910, Subpart S and § 1910.269. Licensee is solely responsible for assuring such persons have the necessary qualifications, expertise and safety training.

B. Before any person has performed any work contemplated by this Agreement by, through or for Licensee on or near any facilities of GPC, Licensee must adequately instruct and warn such person concerning the hazards and Inherent Dangers associated with performing work on Poles, including without limitation the danger inherent in making contact with GPC's electrical conductors and of coming closer to such conductors than is permitted by the NESC or by regulations of the Occupational Safety and Health Administration.

C. Licensee shall ensure that all Attachments and any equipment and work in connection therewith are in compliance with all Legal Requirements, including but not limited to separation and clearance requirements. Licensee shall use its best efforts to correct any safety violations that are the responsibility of Licensee within thirty (30) days of Licensee having knowledge of same, except for violations creating a danger to persons or property, which must be corrected immediately upon discovery.

9. TRANSFER AND REARRANGMENT:

A. Licensee may authorize GPC to transfer its Attachments when necessary due to a relocation or replacement of a Pole, at Licensee's expense and in accordance with the terms and conditions set forth on **Exhibit A** attached hereto, incorporated herein by reference and made a part hereof, by executing **Exhibit A**.

B. In the event that an Attachment must be rearranged or transferred in order to accommodate another party requesting to attach, GPC, its contractors or the party requesting to attach shall be permitted to rearrange or transfer Licensee's Attachment if Licensee has failed to do so within thirty (30) days of notice from Licensor, or such other time period as may be required by applicable Legal Requirements.

10. POLE ATTACHMENT COUNTS: GPC shall not charge Licensee for any Pole Attachment Count for Attachments that are both (a) validly permitted under and in compliance with this Agreement and (b) not subject to the mandatory access requirements of 47 U.S.C. § 224(f).

11. PAST DUE PAYMENTS: In addition to any other right or remedy available to GPC, if Licensee fails to make any payment under this Agreement within thirty (30) days after it becomes due and payable, then Licensee will pay interest thereon at a rate equal to the lesser of one and one-half percent (1.5%) per month or the highest rate permitted by law. GPC will apply all payments to interest first and then to principal in the order in which it has become due.

12. INSURANCE: Licensee shall procure and maintain insurance to protect it and GPC against claims for damage to property and bodily injury or the death of persons in the amount of $1,000,000 for damages arising from one occurrence and $1,000,000 for aggregate claims. Licensee shall also carry insurance sufficient to cover claims under workmen's compensation laws for Licensee's operations within GPC's service area. All such insurance shall be kept in force by Licensee for the life of this Agreement and the company or companies issuing such insurance shall be subject to the reasonable approval of GPC. GPC shall be named an additional insured under Licensee's liability insurance policy and the policy must state that the insurance company is waiving any right of subrogation against GPC. Licensee shall furnish to GPC a certificate showing the issuance of such insurance and the insurance company's agreement that it will not cancel, terminate, or change its policy except after thirty (30) days' prior written notice to GPC. Licensee's failure to maintain insurance coverage as required by this Agreement shall be deemed a material breach and Licensee's rights to affix Attachments shall be suspended until Licensee is in full compliance with the foregoing insurance requirements.

13. RELEASE AND LIMITATION OF LIABILITY: TO THE EXTENT ALLOWED BY GEORGIA LAW, LICENSEE ACKNOWLEDGES AND AGREES THAT GPC'S LIABILITY FOR DAMAGES TO PROPERTY, BODILY INJURY OR DEATH TO ANY PERSON SHALL BE LIMITED SOLELY TO ACTS AND OMISSIONS CAUSED BY GPC'S NEGLIGENCE, AND HEREBY AGREES TO AND RELEASES GPC FROM ANY AND ALL LIABILITY FOR DAMAGES TO PROPERTY, BODILY INJURY OR DEATH TO ANY PERSON EXCEPT TO THE EXTENT CAUSED BY GPC'S NEGLIGENCE. LICENSEE FURTHER AGREES THAT, TO THE EXTENT ALLOWED BY GEORGIA LAW, GPC SHALL NOT BE LIABLE FOR INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR FOR ANY LOST PROFITS, SAVINGS OR REVENUES OF ANY KIND AND THAT ANY CLAIM BROUGHT AGAINST GPC BY A THIRD PARTY ARISING FROM AN ACT OR OMISSION OF LICENSEE SHALL BE SUBJECT TO AND COVERED BY THE INSURANCE POLICY LICENSEE ACQUIRES PURSUANT TO ITS CONTRACTUAL OBLIGATIONS UNDER THIS AGREEMENT, PROVIDED THAT ANY SUCH POLICY SHALL PROVIDE COVERAGE IN ACCORDANCE WITH, AND NOT LESS THAN, THAT DESCRIBED IN THE TERMS AND CONDITIONS OF THE ACCG-IRMA COVERAGE AGREEMENT EFFECTIVE ON OR ABOUT 1 JULY 2011, AS ENDORSED TO ADD GPC AS AN "ADDITIONAL MEMBER."

14. WARRANTY EXCLUSIONS: GPC, ITS AFFILIATES, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS MAKE NO WARRANTIES OR REPRESENTATIONS OF ANY KIND OR CHARACTER, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE AND SPECIFICALLY DISCLAIM ANY WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE REGARDING THE CONDITION OF ANY POLE OR ANY SERVICE MADE AVAILABLE TO LICENSEE UNDER THIS AGREEMENT OR ANY WORK PERFORMED BY GPC, ITS AFFILIATES, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS. NO APPROVAL TO AFFIX AN ATTACHMENT SHALL CONSTITUTE A GUARANTEE OR REPRESENTATION THAT ADEQUATE SPACE EXISTS FOR SUCH ATTACHMENT ON ANY POLE AT THAT TIME OR IN THE FUTURE.

15. REPAIR AND OTHER WORK PERFORMED BY GPC: In the event that GPC makes repairs or performs any work, other than transfers and rearrangements pursuant to Section 9(A) and Exhibit A to this agreement, to a Pole on which Licensee has an Attachment, GPC will bill Licensee for the actual costs of any portion of said repairs or other work that directly benefit Licensee, as reasonably determined by GPC, and Licensee shall make payment to GPC within thirty (30) days of the date of invoice. In the event GPC reasonably determines that any work or repairs (including but not limited to removal of Attachments) are necessary because of a violation by Licensee of this Agreement or because of an attachment by Licensee that is not in compliance with this Agreement, GPC or its contractors shall be entitled to perform such work or repairs. Licensee shall be responsible for the full cost of such work or repairs and shall make payment to GPC within thirty (30) days of the date of invoice for same.

16. NOTICE: All notices regarding the affixing, maintenance or removal of an Attachment shall be sent electronically using NJUNS. All other notices shall be sent by electronic mail, facsimile or in written form delivered either personally or by mail, courier or similar reliable means of dispatch to the following address:

Notices to Georgia Power shall be addressed to:

Georgia Power Company
Attn: Jenny Minter
241 Ralph McGill Boulevard, N. E.
Bin 20030
Atlanta, GA 30308-3374
Email: g2jointusecm@southernco.com

For permit applications:

Georgia Power Company
Attn: Chadwick Marlow
241 Ralph McGill Boulevard, N. E
Bin 20030
Atlanta, GA 30308-3374
Email: cmarlow@southernco.com

Notices to Licensee shall be addressed to:

William "Bill" Tanks
City Manager
1400 Veterans Memorial Highway SE, Suite 134-200
Mableton, Georgia 30126
Email: william.tanks@mableton.gov
Email: ewalkerashby@dam.law

17. MARKING OF OVERHEAD CABLES: Licensee shall mark all of its overhead cables attached to Poles in accordance with the marking standards set forth in **Exhibit B** attached hereto, incorporated herein by reference and made a part hereof. In the event that Licensee fails to mark an overhead cable, GPC shall have the right, at Licensee's expense, to mark same.

18. LICENSEE INFORMATION: Licensee must provide the information requested on **Exhibit C** attached hereto, incorporated herein by reference and made a part hereof, on or before the Effective Date. Licensee shall provide GPC with written notice within thirty (30) days of any change to such information.

19. FORCE MAJEURE: Neither GPC nor Licensee shall be liable for any delay, failure in performance, loss or damage due to force majeure conditions, including but not limited to fire, explosion, power failures, pest damage, lightning, extreme heat or cold, power surges, strikes, labor disputes, water, acts of God, the elements, war, civil disturbance, acts of civil or military authorities or the public enemy, inability to secure raw materials including Poles, inability to obtain transportation, fuel or energy shortages, failure of either performance or availability of communication services or network poles, failure of an ILEC or third-party utility to act notwithstanding reasonable efforts on the part of GPC or the Licensee or other causes beyond the parties' control.

20. MISCELLANEOUS: The parties shall comply, and shall require that its contractors comply, at all times with all Legal Requirements. Licensee may not assign this Agreement in

whole or in part without the prior written consent of GPC and shall not permit any third party to overlash or affix any attachments. This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. Any litigation arising from any alleged breach of this Agreement must be brought in an appropriate court in Cobb County, Georgia. Any headings inserted herein are for convenience only, and shall not add to or subtract from the meaning of the contents of any provision herein. This Agreement may only be modified by a writing executed by both parties. Failure by the parties to enforce any term of this Agreement shall not constitute a waiver of future compliance with any such term. If any provision of this Agreement is found to be illegal or otherwise invalid, the validity of the remaining provisions shall not be impaired. The parties shall attempt to replace any invalid provision with a valid provision having substantially the same commercial effect as such invalid provision and the replacement provision shall be deemed effective retroactively to the Effective Date. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same agreement. In the event this Agreement is terminated, the terms and conditions set forth herein shall survive and continue in force with respect to: (i) determining either party's failure to perform during the term of the Agreement; (ii) any failure by Licensee to move or remove its Attachments or to comply with applicable safety standards; and (iii) determining Licensee's responsibility regarding Licensee's assumption of ownership of abandoned Poles. This is the entire Agreement between the parties with respect to Attachment rights and supersedes all prior agreements, proposals, communications and understandings between the parties concerning the subject matter contained herein.

[***SIGNATURES COMMENCE ON NEXT PAGE***]

LICENSEE:

Adopted by the City Council of Mableton, Georgia this _____ day of _____, 2026.

BY CITY OF MABLETON:

_____

Dr. Michael Owens, Mayor

ATTEST:

_____

Susan D. Hiott, City Clerk

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, Interim City Attorney

GPC:

Approved by Georgia Power Company this _____ day of _____, 2026.

BY GEORGIA POWER COMPANY

By:_____
Michael B. Robinson
Vice President, Grid Transformation

EXHIBIT A

TRANSFER OF EQUIPMENT

RECITALS

Pursuant and subject to the foregoing Agreement, Licensee holds a license to affix Attachments. Licensee wants GPC to transfer its Attachments when GPC transfers its own electric distribution facilities during the replacement or relocation of Poles. GPC is willing to transfer such Attachments on the terms and conditions set forth in this **Exhibit A**. Accordingly, for value received, the parties agree as follows:

TERMS AND CONDITIONS

1. **TRANSFER OF ATTACHMENTS.** If GPC is relocating or replacing a Pole and determines that the transfer of Licensee's Attachments on such Pole is appropriate, then GPC or its contractors may transfer such Attachments concurrent with the transfer of GPC's own equipment attached to such Pole. If GPC replaces or relocates a Pole, but does not transfer Licensee's Attachments, GPC will notify Licensee so as to enable Licensee to make such transfer, and the Agreement will govern the rights and obligations of the parties with respect to such Pole.

2. **FEES.** Licensee will pay GPC, within thirty (30) days of the date of invoice, GPC's standard fee for any work performed by GPC or its contractors under this **Exhibit A** as established and amended by GPC from time to time. As of the date indicated below, the standard fee is $85.00 per Attachment.

3. **GOVERNING AGREEMENT.** In performing their obligations under this **Exhibit A**, the parties will remain governed by the terms and conditions of the Agreement, including without limitation those provisions relating to limitation of liability.

4. **TERMINATION.** This **Exhibit A** may be terminated by either party upon written notice to the other party.

Licensee hereby accepts and authorizes GPC or its contractors to transfer its Attachments in accordance with the foregoing terms and conditions.

LICENSEE:
City of Mableton, Georgia

By:_____

Name:_____

Title:_____

Date:_____

GPC:

GEORGIA POWER COMPANY

By:_____
Michael B. Robinson
Vice President, Grid Transformation

Date:_____

EXHIBIT B

GPC OVERHEAD CABLE MARKING STANDARD

Licensee shall mark all of its Attachments to Georgia Power's Poles in accordance with the following standards:

The tag should identify the owner of the attachment by a name that substantially matches the name on the Agreement under which the attachment was installed. A "dba" can be added to the tag if desired or necessary.

The tag should include a 24-hour per day contact telephone number. Each new Attachment should marked on the following Poles:

Every end pole.
Every junction pole.
Every 5th pole.

Multiple Attachments on a Pole must each be marked.

On older lines not marked, Attachments should be marked consistent with the above standards as Poles are visited.

If Licensee's name changes or if Licensee acquires or sells Attachments, Licensee shall revise the NJUNS website table to reflect the new information as soon as the website table is available.

The marker shall have a life span of at least ten (10) years.

Letter height shall be at least three-quarters of one inch (3/4") tall.

Letters shall be black on an orange background.

The marker shall be legible from the ground.

*NJUNS = National Joint Utilities Notification System (www.njuns.com)

EXHIBIT C
(Provide Information on Additional Pages if Necessary)

Licensee's Attachments will provide the following services to Licensee's customers:

For City of Mableton Code Enforcement use

Licensee intends to affix Attachments in the following counties pursuant to this Agreement:

Cobb County, GA within the City of Mableton

(Note: If Attachments will only be in part of a county, provide the names of roads or streets that most closely constitute a boundary of the service areas.)

Licensee's NJUNS Member Code and contact e-mail address are as follows:

N/A

Licensee's applicable FCC and PSC license numbers for service to be provided by its Attachments are as follows:

FCC License Number(s): N/A

PSC License Number(s): N/A

Addendum for
Attachment of Banners and Seasonal Decorations
to the
Governmental Pole Attachment License Agreement
Between
Georgia Power Company
and
City of Mableton

WHEREAS, Georgia Power Company (hereinafter "Georgia Power") and the **City of Mableton, Georgia**, a municipal corporation of the State of Georgia (hereinafter "Licensee") have entered into a Pole Attachment License Agreement, dated on or about June __, 2026 (hereinafter the "Agreement"); and

WHEREAS, Georgia Power and Licensee mutually desire to expand the scope of the Agreement to allow for the Attachment of Banners and Seasonal Decorations to the Poles of Georgia Power;

NOW THEREFORE, in consideration of mutual promises contained herein, Georgia Power and Licensee enter into this Addendum for the Attachment of Banners and Seasonal Decorations (the "Addendum") and agree as follows:

1. The terms and conditions of the Agreement shall govern this Addendum, except as explicitly stated herein.

2. "Banners" shall mean a sign that is not made of rigid material nor enclosed in a rigid frame so as to allow movement, and that is mounted to a Pole, along with all the equipment required to accommodate the installation of said sign. All Banners must comply with Georgia Power's specifications.

3. "Seasonal Decorations" include natural or artificial evergreens, ornaments, lanterns, artificial candles, figurines and the like, which may be illuminated or otherwise electrified, along with all the equipment required to accommodate the installation of said items. Seasonal Decorations do not include any form of wireline or wireless communications device, signs, commercial advertising or messages, political advertising or messages, pole-to-pole banners or fixtures, street-crossing banners or fixtures, open flames of any type, or any other fixture of whatever type, size or character that Georgia Power, in its sole discretion, shall prohibit or refuse to allow to be placed on its Poles. All Seasonal Decorations must comply with Georgia Power's specifications.

4. Licensee may not affix Banners or Seasonal Decoration to any Pole until Licensee requests and receives written permission from Georgia Power, using the form attached hereto as Exhibit A, "Banner and Seasonal Decoration Permit Application." Georgia Power may deny any such request in its sole discretion, and nothing in this Addendum shall be construed to require Georgia Power to approve any request under any circumstances. Such request(s) for permission to attach Banners and Seasonal Decorations shall include information as to the number of Poles Licensee plans to attach to, a description of the Banner or Seasonal Decoration to be attached, and the duration of the Banner or Seasonal Decoration display. All such requests shall be submitted to:

Georgia Power Company
Attn: Jenny Minter
241 Ralph McGill Boulevard, N. E.
Bin 20030
Atlanta, GA 30308-3374
Email: g2jointusecm@southernco.com

5. Licensee's Banners and Seasonal Decorations must be located in a space designated by Georgia Power. The Banners and Seasonal Decorations must comply with all Legal Requirements, including, but not limited to, separation and clearance requirements and all Georgia Power construction standards and requirements. Licensee's Banners and Seasonal Decorations must not interfere with or obstruct any other party's equipment on a Pole.

6. Licensee shall remove all of its Banners and Seasonal Decorations from Georgia Power's Poles no later than 10 days after the date specified in Licensee's Banner and Seasonal Decoration Permit Application. Licensee shall give written notice to Georgia Power upon removal of any Banners or Seasonal Decorations. If Licensee does not immediately so remove all such Banners and Seasonal Decorations, then Georgia Power shall be entitled to remove any remaining Banners or Seasonal Decorations at Licensee's sole cost and expense and without any liability therefor. Georgia Power may, in its discretion, arrange for Licensee to leave on Georgia Power's Poles some or all equipment necessary to accommodate the installation of any Banner or Seasonal Attachment removed under this Section 7.

7. In the event that any of Licensee's Seasonal Decorations require electric power, Georgia Power's written approval shall describe the manner in which such Seasonal Decorations must be connected to sources of power on Georgia Power's Distribution Pole(s). The Seasonal Decorations that require electric power shall be connected to Georgia Power's electric power distribution system present on the Pole on which the Seasonal Decoration is located and shall not draw on any other power source. Electric power to Licensee's Seasonal Decorations shall be billed based on an estimated energy use of the Seasonal Decoration for the duration of the display. Georgia Power shall invoice Licensee for the estimated amount of energy used, and Licensee agrees to pay Georgia Power for such power within a reasonable time of receipt of said invoice.

(Signatures Commence on Next Page)

LICENSEE:

Adopted by the City Council of Mableton, Georgia this _____ day of _____, 2026.

BY CITY OF MABLETON:

_____

Dr. Michael Owens, Mayor

ATTEST:

_____

Susan D. Hiott, City Clerk

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, Interim City Attorney

GPC:

GEORGIA POWER COMPANY

By:_____
Michael B. Robinson, Vice President - Grid Transformation

Date:_____

EXHIBIT A
Banner and Seasonal Decoration Permit Application

_____

Name of Licensee

_____

Mailing Address

_____

City State Zip Code

Number of Poles to Attach Banners or Seasonal Decorations: _____.

Location of Poles (sketch attached hereto as Exhibit "B"):

_____

_____

Description of Displayer's Banners or Seasonal Decorations (visual description attached hereto as Exhibit "C"): _____

_____

_____

Duration of Display: _____

EXHIBIT B
Pole Description

EXHIBIT C
Visual Banner or Seasonal Decoration Description

Wireless Facilities Addendum

to the

Governmental Pole Attachment License Agreement

Between

Georgia Power Company

and

City of Mableton, Georgia

WIRELESS FACILITIES ADDENDUM

WHEREAS, Georgia Power Company (hereinafter "Georgia Power") and the **City of Mableton, Georgia**, a municipal corporation of the State of Georgia (hereinafter "Licensee") have entered into a Pole Attachment License Agreement (hereinafter "Agreement"), dated on or about June __, 2026 and

WHEREAS, Georgia Power and Licensee mutually desire to expand the scope of the Agreement to allow for the attachment of Wireless Facilities to the Poles of Georgia Power in consideration of the terms and conditions set forth in this Wireless Facilities Addendum ("Addendum") to the Agreement;

NOW THEREFORE, in consideration of the mutual promises herein, Georgia Power and Licensee agree as follows:

1. The terms and conditions of the Agreement shall govern the attachment of Wireless Facilities to the Poles of Georgia Power, except as explicitly stated in this Addendum.

2. "Wireless Facilities" means, without limitation, antennas, feedlines, transmitters, receivers, power supplies and all other equipment used or useful in connection with Licensee's provision of wireless communications services or the transmission or reception of radio frequency signals.

3. Licensee may not affix Wireless Facilities to any Pole until Licensee requests and receives written permission from Georgia Power, using the form prescribed by Georgia Power from time to time. Licensee should request the most current version of such form before submitting each request, in order to avoid delays in processing such request. Such request(s) for Permission to Attach Wireless Facilities shall include information as to the weight and dimensions of the Wireless Facilities, proposed location on the Pole of the Wireless Facilities, drawings and schematic diagrams of the structural design of the Wireless Facilities and any additional information requested by Georgia Power as necessary for Georgia Power to perform a pole loading analysis, and other necessary engineering analysis, of the proposed Wireless Facilities. A separate Request for Permission to Attach Wireless Facilities shall be submitted for each Pole to which attachments are proposed.

4. Upon request by Georgia Power, Licensee shall provide to Georgia Power prototypes or mock-ups of each new Wireless Facilities design for analysis and testing by Georgia Power. Such prototypes or mock-ups shall be delivered by Licensee to the place, and at the time, designated by Georgia Power.

5. Licensee shall notify third party entities, who already have attachments on Poles to which Licensee is seeking to attach, of Licensee's intention to attach Wireless Facilities to the same Poles. Licensee shall make arrangements with such third party entities for any work to those entities' equipment necessitated by Licensee's proposed attachment of the Wireless Facilities.

6. Licensee's Wireless Facilities Attachments to Poles must be located in a space designated by Georgia Power. The Wireless Facilities Attachments must comply with: all NESC requirements, including, but not limited to, separation and clearance requirements; all FCC, OSHA and other state and federal agency requirements; and all Georgia Power construction standards and requirements. Licensee's Wireless Facilities Attachments to Poles must not physically or electronically interfere with or obstruct any other party's equipment on the Pole. All Wireless Facilities Attachments that are installed on Georgia Power's Poles must be labeled according to Georgia Power's specifications, as well as applicable rules and laws. Licensee shall periodically inspect its Wireless Facilities and replace the labels if necessary to ensure that the Wireless Facilities remain clearly labeled.

7. Georgia Power reserves the right to require written proof that Licensee holds any necessary FCC license, or that Licensee's Wireless Facilities Attachments are exempt from a license requirement and that all such Wireless Facilities comply with the FCC's equipment authorization requirements contained in Part 15 of the FCC's rules.

a. Licensee is solely responsible for ensuring that the radio frequency ("rf") radiation emitted by its Wireless Facilities Attachments, alone and/or in combination with any and all sources of rf radiation in the vicinity, is within the limits permitted under all applicable governmental and industry standard safety codes for general population/uncontrolled exposure. Licensee acknowledges and agrees that this is the appropriate standard due to the need for access to the poles by workers for Georgia Power and other attaching entities and the location of Poles, often in residential and other populated areas.

b. Licensee shall complete in writing and retain in Licensee's records any evaluation or analysis required by 47 C.F.R. § 1.1310 for each and every one of its Wireless Facilities Attachments and only proceed if the permissible limits stated therein are not exceeded. Licensee shall, upon request, provide Georgia Power with the results of its evaluation or analyses.

c. Licensee shall provide Georgia Power, without request, the written certification, substantially in the form attached hereto as Exhibit A, of a professional engineer, acceptable to Georgia Power, that each proposed installation of Wireless Facilities meets the standard for permissible rf emissions. The installation shall be re-evaluated and re-certified using the same approval process as for an initial attachment whenever Licensee proposes to replace or modify any installed Wireless Facilities.

d. Licensee agrees to install appropriate signage on the Pole(s) to which Wireless Facilities have been attached, to warn line workers or the general public of the presence of rf radiation and the need for precautionary measures. Licensee shall periodically inspect the signage and replace the signage if necessary to ensure that the signage, including text and warning symbols, remains clearly visible.

e. This provision shall not apply to wireless camera Attachments provided that the wireless camera Attachment has a maximum output power of less than 5.6 Watts and (i) Licensee submits to Georgia Power the manufacturer specifications of said wireless camera Attachment and (ii) Licensee certifies in writing to Georgia Power

that the maximum output power of said wireless camera Attachment is less than 5.6 Watts and the antenna conforms to manufacturer's specification.

8. Due to the need for access to the poles by line workers and contractors for Georgia Power and other attaching entities, Licensee will install on each pole to which it has attached a transmitting antenna a switch that operates to disconnect power from the antenna. In ordinary circumstances, line workers and contractors will call Licensee's Network Operations Center ("NOC") to inform the NOC of the need for a temporary power shut-down. Licensee will power down its antenna remotely upon the call to its NOC provided that, for scheduled work, the power-down will occur during normal business hours and with 24 hours advance notice. After remote power-down by Licensee, workers or contractors for Georgia Power or other attaching entities may also operate the power disconnect switch in order to ensure that the antenna is not remotely re-energized while work on the pole is still in progress. In circumstances involving an imminent threat to the safety of life or property, the power-down will be with such advance notice as may be practicable under the circumstances. If circumstances warrant, workers and contractors for Georgia Power and other attaching entities may accomplish the power-down by operation of the power disconnect switch without advance notice to Licensee. In all instances, the Licensee's NOC will be informed when the work has been completed and Georgia Power or the contractor shall confirm that the power disconnect switch is in the connected position.

9. Licensee acknowledges and agrees that it is solely responsible for ensuring compliance with any and all FCC antenna registration requirements, Federal Aviation Administration ("FAA") air hazard requirements, or similar requirements with respect to the location of Licensee's Wireless Facilities on Georgia Power's Poles. Licensee acknowledges and agrees that Georgia Power's Poles are not "antenna support structures" within the meaning of the FCC's rules and that, accordingly, Georgia Power has no obligation of its own in this regard to register the Poles with the FCC, the FAA, or other agency.

10. Licensee further acknowledges and agrees that Georgia Power is under no obligation, either with respect to its own facilities or those of any other attaching entity, as to facilities now existing or in the future, to protect against harmful interference to the rf signals of the Licensee, as may emanate or arise from any source.

11. Licensee shall reimburse Georgia Power for any and all costs incurred by Georgia Power in connection with this Addendum consistent with the reimbursement terms in the Agreement.

Signatures Commence on Next Page

LICENSEE:

Adopted by the City Council of Mableton, Georgia this _____ day of _____, 2026.

BY CITY OF MABLETON:

_____

Dr. Michael Owens, Mayor

ATTEST:

_____

Susan D. Hiott, City Clerk

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, Interim City Attorney

GPC:

GEORGIA POWER COMPANY

By:_____
Michael B. Robinson
Vice President, Grid Transformation

Date:_____

Exhibit A

Radio Frequency Emissions Certification

The Effective Isotropic Radiated Power ("EIRP") of the Wireless Facilities shall comply with Part 15 of the FCC Rules and levels of radio frequency exposure shall comply with Section 1.1310 of the FCC's Rules and with the FCC's *OET Bulletin 65*, latest revisions.

Will the Wireless Facilities that are the subject of the accompanying Request for Permission to Attach Wireless Facilities, dated _____, as installed, comply fully with the radio frequency exposure limitations at all distances for General Population/Uncontrolled Environments as specified by the Federal Communications Commission at 47 C.F.R. §1.1310 (or its successor regulation), the FCC's *OET Bulletin 65*, latest revision, and any applicable state radio frequency exposure standards?

_____Yes

_____No

Certification:

I certify that: (i) I am a registered professional engineer with experience regarding radio frequency emissions; (ii) I have performed the analysis specified in 47 C.F.R. § 1.1310 of the FCC's rules and *OET Bulletin 65* for each and every one of the Wireless Facilities Attachments covered in the Request for Permission to Attach Wireless Facilities, dated_____, and (iii) the answer given above is true.

_____
Signature

_____
Print Name

_____
License Number

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Resolution and Agreement for the Georgia Municipal Association 457(b) Deferred Compensation Retirement Plan Amendment

BACKGROUND/SUMMARY: This Resolution completes the contractual agreement for the City Manager's Council and City Attorney-approved contract. It specifically addresses Section 4, Paragraph C in the "Addendum to City Manager Employment Agreement".

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION: HR recommends that the amendment be approved.

ATTACHMENTS:
1. Mableton 457b Cover Letter 6 17 2026
2. Mableton 457(b) Employer Contribution Addendum 6 17 2026
3. Mableton 457(b) Adoption Agreement 6 17 2026

RISK MANAGEMENT
AND EMPLOYEE
BENEFITS SERVICES

EXECUTIVE STAFF

Larry H. Hanson
CEO and Executive
Director

Randy Logan
Deputy Executive
Director

June 17, 2026

TRANSMITTED VIA E-MAIL
(jeanne.pope@mableton.gov)

Ms. Jeanne Pope
Director of Human Resources
City of Mableton
1400 Veterans Memorial Hwy SE
Ste 134-200
Mableton, GA 30126-2952

RE: City of Mableton; GMA Deferred Compensation Retirement Plan; Amendment to Add Employer Contributions for City Manager

Dear Ms. Pope:

Per the city's request, please find a draft amended Adoption Agreement and draft Employer Contribution Addendum for the city of Mableton's Georgia Municipal Association ("GMA") 457(b) Deferred Compensation Retirement Plan ("457(b) Plan").

The amendment to the 457(b) Plan establishes non-matching employer contributions equal to 3.5% of compensation for each pay period on or after June 23, 2026, for the city manager in service on June 23, 2026 (see Employer Contribution Addendum, p. Ad-5 – Ad-6). As soon as reasonably possible after June 23, 2026, the city will make a retroactive lump sum contribution to the Plan equal to 3.5% of the participant's compensation for the pay periods between April 1, 2026, and the pay period immediately preceding June 23, 2026. Please note that employer contributions to a 457(b) Plan generally are subject to Social Security and Medicare ("FICA") tax withholding. The city should consult with its tax or payroll advisor regarding these requirements. Note also that the employee contributions and employer contributions into the 457(b) Plan both will count toward the participant's annual contributions limits ($24,500 for calendar year 2026).

The revised Adoption Agreement and Employer Contribution Addendum will become effective June 23, 2026.

If the draft documents are acceptable, please have the designated representatives sign and date the document where indicated (Adoption Agreement, p. 3 p. and AA-5, and Addendum, p. Ad-10). Next, please scan and email the executed Adoption Agreement to Gina Taylor at gtaylor@gacities.com. GMA will then countersign the documents and return electronic copies to you. Please note, GMEBS will not sign documents that have been edited by the city. If the documents require revisions, please let us know before adopting them.

Please feel free to contact me at (678) 686-6236 or kjeselnik@gacities.com with any questions about the draft documents.

Sincerely,

Kevin H. Jeselnik
Assistant General Counsel

Encl.

C: Ms. Emilia Walker-Ashby, City Attorney, City of Mableton (w/ encl.)
Ms. Michelle Warner, Director, GMEBS Retirement and DC Programs (w/o encl.)
Mr. Randy Briskin, Retirement Field Services Representative (w/o encl.)
Ms. Gwin Hall, Senior Associate General Counsel (w/o encl.)

EMPLOYER CONTRIBUTION ADDENDUM TO THE GEORGIA MUNICIPAL ASSOCIATION 457(b) DEFERRED COMPENSATION PLAN ADOPTION AGREEMENT

This is an Addendum to the Adoption Agreement completed by the **City of Mableton, Georgia**. It modifies the Adoption Agreement by providing for employer matching and/or non-matching contributions to the Plan.

VERY IMPORTANT: Employer Contributions to the Plan are treated as if they were made by the Participant for purposes of the limits on Annual Deferrals under Article VI of the Plan (including the basic limit (Section 6.1), the age 50 catch-up (Section 6.2), and the special 457 catch-up limit (Section 6.3)). Additionally, all eligible 457(b) plans (including all vendor agreements) of a Participating Employer are treated as a single plan for purposes of applying the limit on Annual Deferrals under Article VI of the Plan. The Participating Employer is responsible for monitoring the Annual Deferral limits under the Plan and for directing the Administrator to distribute any excess deferrals. You should carefully review Article VI of the Plan for an explanation of these limits.

ADDITIONAL ELIGIBILITY REQUIREMENTS FOR EMPLOYER CONTRIBUTIONS

Minimum Hours Per Week -- A Participating Employer may prescribe a minimum number of hours that an Employee must be scheduled and normally work in order to be eligible to receive an allocation of Employer Contributions under the Plan. The Employer hereby elects the following (elect either "No Minimum Hours Required" or "Minimum Hours Required" below. If you elect to have a minimum hour requirement you must specify the number of hours required in the space provided below).

☒ **No Minimum Number of Hours Required**

☐ **Minimum Hours Required Per Week (insert number not exceeding 40)**:_____

☐ **Other Minimum Hour Requirement (must specify): _____**

If any Eligible Employee ceases to meet the Minimum Hour Requirement (if any), he or she becomes ineligible for additional Employer Contributions until he or she once again meets the requirement. It is the Participating Employer's responsibility to monitor this requirement and to report to the Administrator a change in employee eligibility.

Waiting Period -- A Participating Employer may establish a waiting period before an Eligible Employee may become eligible to receive an Employer Contribution under the Plan. The Employer hereby elects the following (elect "no waiting period" or one of the other waiting period options below):

☒ **No waiting period**. An Eligible Employee may become eligible to receive an Employer Contribution immediately upon meeting the eligibility conditions of the Plan.

☐ **Minimum Period of Service (please complete items below):**

The waiting period to become eligible for Employer Contributions under the Plan shall be _____ (insert number not to exceed 12) months of service, calculated from the commencement of the Eligible Employee's employment with the Employer.

Eligible Employees who are employed on the date the Plan is adopted ☐ will be ☐ will not be given credit for prior service as an Employee for purposes of satisfying the waiting period.

Different periods of service ☐ will be ☐ will not be added together to determine whether the waiting period has been satisfied.

☐ Other waiting period **(must specify)**: _____

_____

_____

EMPLOYER CONTRIBUTIONS

A Participating Employer may make Matching Contributions **and/or** Non-Matching Contributions as specified below. Matching Contributions and Non-Matching Contributions that are tied to Payroll Periods (as defined in this Adoption Agreement) must be remitted to the Administrator no later than 15 business days after the Payroll Period. Annual Contributions must be remitted to the Administrator no later than 15 days after the end of the Plan Year. A Participating Employer may establish one or more classes of employees for Employer Contribution purposes in this Adoption Agreement.

The Participating Employer hereby elects to make contributions as follows **(check Matching, Non-Matching, or both as applicable):**

☐ **Matching Contributions**

☒ **Non-Matching Contributions**

[Skip to "NON-MATCHING CONTRIBUTIONS" on page Ad-5 if Employer is not electing to make matching contributions]

MATCHING CONTRIBUTIONS

Employer Contributions shall be made to match all or a portion of a Participant's Compensation deferred into this Plan. The Employer must identify the class or classes of Participants for whom contributions will be made and the contribution formula:

Class A Matching Contributions will be made on the following basis for Class A Participants:

Class A Participants are **(check one):**

☐ All Eligible Employees
☐ Other (must specify): _____

_____

The Employer elects the following matching contribution formula for Class A Participants **(check and complete "Percentage Match," "Flat Dollar Match," or "Other Formula" below):**

☐ **Percentage Match**: For each Payroll Period in which the Participant deferred Compensation into the Plan, the Employer will contribute _____% **(insert percentage)** of the dollar amount contributed to the Plan. (For example, if an Employer elects a 50% match, then for every $10 the Participant defers to the Plan, the Employer will contribute $5 to the Plan).

Cap on Percentage Match - The Employer may wish to establish a cap on its matching contributions, so that the percentage (%) match amount indicated above cannot exceed a certain amount per Payroll Period. The Employer hereby elects the following cap on its percentage matching contribution **(check and fill in $ or % of compensation limit to apply below, or check "no cap" below):**

☐ **Flat Dollar Cap:** In no event will Matching Contributions made on behalf of a Participant exceed a flat dollar amount equal to **(complete as applicable):**

$_____ per weekly Payroll Period
$_____ per bi-weekly Payroll Period
$_____ per semi-monthly Payroll Period
$_____ per monthly Payroll Period

[Note: If the Employer has more than one Payroll Period, you should indicate dollar cap that will apply with respect to each Payroll Period e.g., $100 per weekly Payroll Period, and $200 per bi-weekly Payroll Period].

☐ **Cap Equal to Percentage of Total Compensation:** In no event will Matching Contributions made on behalf of a Participant exceed _____% of the Participant's §457(e)(5) includable compensation (gross income from the Employer) per Payroll Period.

☐ **No Cap**

☐ **Flat Dollar Match:** For each Payroll Period in which the Participant deferred at least $ _____ **(may be $1 to $25)** to the Plan, the Participating Employer will contribute a flat dollar amount as shown below **(complete as applicable):**

$_____ per weekly Payroll Period

$_____ per bi-weekly Payroll Period

$_____ per semi-monthly Payroll Period

$_____ per monthly Payroll Period

☐ **Other Formula for Calculating Matching Contributions (must specify formula)**:

_____

_____

_____

_____

[Do not complete following section on Class B Matching Contributions if all Eligible Employees are included in Class A above].

Class B Matching Contributions will be made on the following basis for Class B Participants:

Class B Participants are **(must specify):_____.**

The Employer elects the following matching contribution formula for Class B Participants **(check and complete "Percentage Match," "Flat Dollar Match," or "Other Formula" below):**

☐ **Percentage Match**: For each Payroll Period in which the Participant defers Compensation into the Plan, the Employer will contribute _____% **(insert percentage)** of the dollar amount contributed to the Plan. (For example, if an Employer elects a 50% match, then for every $10 the Participant defers into the Plan, the Employer will contribute $5 to the Plan).

Cap on Percentage Match - The Employer may wish to establish a cap on its matching contributions, so that the percentage (%) match amount indicated above cannot exceed a certain amount per Payroll Period. The Employer hereby elects the following cap on its percentage matching contribution **(check and fill in $ or % of compensation limit to apply below, or check "no cap" below):**

☐ **Flat Dollar Cap:** In no event will Matching Contributions made on behalf of a Participant exceed a flat dollar amount equal to **(complete as applicable):**

$_____ per weekly Payroll Period

$_____ per bi-weekly Payroll Period

$_____ per semi-monthly Payroll Period

$_____ per monthly Payroll Period

[Note: If the Employer has more than one Payroll Period, you should indicate dollar cap that will apply with respect to each Payroll Period e.g., $100 per weekly Payroll Period, and $200 per bi-weekly Payroll Period].

☐ **Cap Equal to Percentage of Total Compensation:** In no event will Matching Contributions made on behalf of a Participant exceed _____% of the Participant's §457(e)(5) includable compensation (gross income from the Employer) per Payroll Period.

☐ **No Cap**

☐ **Flat Dollar Match:** For each Payroll Period in which the Participant defers at least $ _____ **(may be $1 to $25)** to the Plan, the Participating Employer will contribute a flat dollar amount as shown below **(complete as applicable):**

$_____ per weekly Payroll Period

$_____ per bi-weekly Payroll Period

$_____ per semi-monthly Payroll Period

$_____ per monthly Payroll Period

☐ **Other Formula for Calculating Matching Contributions (must specify formula):**

_____

_____

[Skip to "Vesting for Employer Matching Contributions" on page Ad-7 below if Employer is not electing to make Non-Matching Contributions]

NON-MATCHING CONTRIBUTIONS

The Employer hereby elects to make contributions to the Plan without regard to a Participant's contribution to the Plan. The Employer must identify the class or classes of Participants for whom these contributions will be made and the contribution formula:

Non-Matching Contributions shall be made on the following basis for Class C Participants:

Class C Participants are **(check one):**☐

☐ All Eligible Employees
☒ Other (must specify): **City Manager in Service on June 23, 2026.**

The Employer elects the following contribution formula for Class C Participants **(check one):**

☐ Year-End Contributions: A one-time Plan Year-end contribution of $_____ or _____% of Compensation per Participant.

☐ _____% of Compensation per Participant for each Payroll Period.

☐ A flat dollar amount per Payroll Period as shown below **(complete as applicable):**

$_____ per weekly Payroll Period

$_____ per bi-weekly Payroll Period

$_____ per semi-monthly Payroll Period

$_____ per monthly Payroll Period

☒ Other Formula for calculating Non-Matching Contributions **(must specify formula):**
Effective for each pay date on or after June 23, 2026, 3.5 percent (3.5%) of the Participant's Compensation for the applicable Payroll Period, subject to any Internal Revenue Code limitations; provided, however, that as soon as reasonably practicable after June 23, 2026, the Employer shall make a retroactive lump sum contribution to the Plan equal to 3.5% of the Participant's Compensation for the period commencing with the first pay date on or after April 1, 2026, through the pay date immediately preceding June 23, 2026.

[Do not complete the following section on Class D Non-Matching Contributions if all Eligible Employees are included in Class C above].

Non-Matching Contributions shall be made on the following basis for Class D Participants:

Class D Participants are **(must specify):**_____.

The Employer elects the following contribution formula for Class D Participants **(check one):**

☐ Year-End Contributions: A one-time Plan Year-end contribution of $_____ or _____% of Compensation per Participant.

☐ _____% of Compensation per Participant for each Payroll Period.

☐ A flat dollar amount per Pay Period as shown below **(complete as applicable):**

$_____ per weekly Payroll Period

$_____ per bi-weekly Payroll Period

$_____ per semi-monthly Payroll Period

$_____ per monthly Payroll Period

☐ Other Formula for calculating Non-Matching Contributions **(must specify formula):**

_____

_____

For purposes of computing non-matching contributions, "Compensation" is defined in the Master Plan, and Internal Revenue Code Section 457(e).

VESTING FOR EMPLOYER MATCHING CONTRIBUTIONS

(Complete if Employer is Making Matching Contributions)

A Participating Employer may establish a vesting schedule for Employer Matching Contributions. This means that if the Participant leaves the Participating Employer's employment prior to completing a specified period of service, the Participant forfeits all (or part, in the case of a graduated vesting schedule) of the Employer's Matching Contributions. If a vesting schedule is established, it is the Employer's responsibility to calculate the Eligible Employee's service and report it to the Administrator. The Employer is also responsible for reporting forfeitures to the Administrator when they occur. Unless otherwise specified below, for purposes of vesting, service means the number of years and complete months of service of a Participant as an Eligible Employee of the Employer and the Participant's service begins with the first day of employment as an Eligible Employee.

VERY IMPORTANT: Employer Contributions are included with Employee Contributions for purposes of the limit on Annual Deferrals for 457 plans under the Internal Revenue Code, and all eligible 457(b) plans (and vendor arrangements) offered by an Employer are treated as a single plan. Carefully review Article VI of the Master Plan for these limits. Employer Contributions are counted towards the contribution limit for the year in which they vest, which, if the Employer selects Cliff Vesting or a Graduated Vesting Schedule, will be different than the year in which the contributions are made to the Plan. Thus, if the Employer selects Cliff Vesting or a Graduated Vesting Schedule, it is important to closely monitor the contribution limit in the years that Employer Contributions vest.

The Employer hereby elects the following **(check one)**:

☐ **Immediate Vesting**. No vesting schedule. Employer Matching Contributions are 100% vested from the time credited to the Participant's Account **(if this option is elected, do not complete the rest of this section).**

☐ **Cliff Vesting**. Employer Matching Contributions are 100% vested after a Participant has been employed as an Eligible Employee for _____ years (the "Vesting Period"). Matching contributions remain 0% vested until the Participant satisfies the full Vesting Period.

☐ **Graduated Vesting Schedule**. Employer Matching Contributions are vested on the following graduated scale **(insert vesting % for each completed year of service as an Eligible Employee.):**

Completed Years of Service as Eligible Employee	Vested %
1 year	_____%
2 years	_____%
3 years	_____%
4 years	_____%
5 years	_____%

Complete the following items if Employer has elected Cliff Vesting or Graduated Vesting:

In determining the Participant's total years of service for vesting purposes, Eligible Employees who are employed on the date the Plan is adopted by the Employer **(check one):** ☐ will be ☐ will not be given credit for prior service as an Eligible Employee.

In determining the Participant's total years of service for vesting purposes, different periods of employment as an Eligible Employee **(check one):** ☐ will be added together ☐ will not be added together ☐ will be added together if the Participant is reemployed with the Employer before completing a period of separation of _____ years.

VESTING FOR EMPLOYER NON-MATCHING CONTRIBUTIONS

(Complete if Employer is making Non-Matching Contributions)

A Participating Employer may establish a vesting schedule for Employer Non-Matching Contributions. This means that if the Participant leaves the Participating Employer's employment prior to completing a specified period of service, the Participant forfeits all (or part, in the case of a graduated vesting schedule) of the Employer's Non-Matching Contributions. If a vesting schedule is established, it is the Employer's responsibility to calculate the Eligible Employee's service and report it to the Administrator. The Employer is also responsible for reporting forfeitures to the Administrator when they occur. Unless otherwise specified below, in calculating the Vesting Period, service means the number of years and complete months of service of a Participant as an Eligible Employee of the Employer, and the Participant's service begins with the first day of employment as an Eligible Employee.

VERY IMPORTANT: Employer Contributions are included with Employee Contributions for purposes of the limit on Annual Deferrals for 457 plans under the Internal Revenue Code, and all eligible 457(b) plans (and vendor arrangements) offered by an Employer are treated as a single plan. Carefully review Article VI of the Master Plan for these limits. Employer Contributions are counted towards the contribution limit for the year in which they vest, which, if the Employer selects Cliff Vesting or a Graduated Vesting Schedule, will be different than the year in which the contributions are made to the Plan. Thus, if the Employer selects Cliff Vesting or a Graduated Vesting Schedule, it is important

to closely monitor the contribution limit in the years that Employer Contributions vest.

The Employer hereby elects the following **(check one)**:

☒ **Immediate Vesting**. No vesting schedule. Employer Non-Matching Contributions are 100% vested from the time credited to the Participant's Account **(if this option is elected, do not complete the rest of this section)**.

☐ **Cliff Vesting**. Employer Non-Matching Contributions are 100% vested after a Participant has been employed as an Eligible Employee for _____ years (the "Vesting Period"). Non-Matching contributions remain 0% vested until the Participant satisfies the full Vesting Period.

☐ **Graduated Vesting Schedule**. Employer Non-Matching Contributions are vested on the following graduated scale **(insert vesting % for each completed year of service as an Eligible Employee.)**:

Completed Years of Service as Eligible Employee	Vested %
1 year	_____%
2 years	_____%
3 years	_____%
4 years	_____%
5 years	_____%

Complete the following items if the Employer has elected Cliff Vesting or Graduated Vesting:

In determining the Participant's total years of service for vesting purposes, Eligible Employees who are employed on the date the Plan is adopted by the Employer **(check one)**: ☐ will be ☐ will not be given credit for prior service as an Eligible Employee.

In determining the Participant's total years of service for vesting purposes, different periods of employment as an Eligible Employee **(check one)**: ☐ will be added together ☐ will not be added together ☐ will be added together if the Participant is reemployed with the Employer before completing a period of separation of _____ years.

TREATMENT OF FORFEITURES

If a Participant has a Severance from Employment, the Participant's non-vested Employer Matching Contributions and/or non-vested Employer Non-Matching Contributions shall be forfeited as of the date of the Participant's Severance from Employment. Amounts forfeited during a Plan Year shall be held unallocated until they are used to reduce or otherwise supplement Employer Contributions as of the earliest possible date such contributions are required to be made to the Plan.

EXECUTION BY EMPLOYER

The foregoing Addendum is hereby adopted and approved on the _____ day of _____, _____, by the Mayor and Council of the City of Mableton.

Signed:_____

Printed Name:_____

Title:_____

Date of Signature:_____

TRUSTEES' APPROVAL

The Addendum is approved by the Board of Trustees of the GMA Defined Contribution and Deferred Compensation Plan.

Dated:_____ By:_____

Title:_____
on behalf of the Board of Trustees

THE GEORGIA MUNICIPAL ASSOCIATION
457(b) DEFERRED COMPENSATION PLAN

RESOLUTION AND
ADOPTION AGREEMENT

City of Mableton, Georgia

Administered by:
Georgia Municipal Association
201 Pryor Street, SW
Atlanta, Georgia 30303
Telephone: 404-688-0472
Facsimile: 404-577-6663

CITY OF MABLETON, GEORGIA

WHEREAS, the City of Mableton, Georgia, (hereinafter referred to as the "Participating Employer") has determined that in the interest of attracting and retaining qualified employees, it wishes to offer a deferred compensation plan;

WHEREAS, the Participating Employer has also determined that it wishes to encourage employees' saving for retirement by offering salary reduction contributions;

WHEREAS, the Participating Employer has reviewed the Georgia Municipal Association ("GMA") Deferred Compensation Plan ("Plan");

WHEREAS, the Participating Employer wishes to participate in the Plan to provide certain benefits to its employees, reduce overall administrative costs, and afford attractive investment opportunities;

WHEREAS, the Participating Employer is an Employer as defined in the Plan;

WHEREAS, the Participating Employer has executed an Adoption Agreement for the Plan; and

WHEREAS, the Mayor and Council of the City of Mableton, Georgia, ("Governing Authority") is authorized by law to adopt this resolution approving the Adoption Agreement on behalf of the Participating Employer;

Therefore, the Governing Authority of the Participating Employer hereby resolves:

Section 1. The Participating Employer adopts the Plan and the Trust Agreement ("Trust") for the Plan for its Employees.

Section 2. The Participating Employer acknowledges that the Board of Trustees of the GMA Defined Contribution and Deferred Compensation Plan ("Trustees") are only responsible for the Plan and have no responsibility for other employee benefit plans maintained by the Participating Employer.

Section 3. The Participating Employer hereby adopts the terms of the Adoption Agreement, which is attached hereto and made a part of this resolution. The Adoption Agreement sets forth the Employees to be covered by the Plan, the benefits to be provided by the Participating Employer under the Plan, and any conditions imposed by the Participating Employer with respect to, but not inconsistent with, the Plan. The Participating Employer reserves the right to amend its elections under the Adoption Agreement, so long as the amendment is not inconsistent with the Plan or the Internal Revenue Code or other applicable law and is approved by the Trustees of the Plan.

Section 4.

(a) The Participating Employer shall abide by the terms of the Plan and the Trust, including amendments to the Plan and the Trust made by the Trustees of the Plan,

all investment, administrative, and other service agreements of the Plan and the Trust, and all applicable provisions of the Internal Revenue Code and other applicable law.

(b) The Participating Employer accepts the administrative services to be provided by GMA and any services provided by a Service Manager as delegated by the Trustees. The Participating Employer acknowledges that fees will be imposed with respect to the services provided and that such fees may be deducted from the Participants' accounts.

Section 5.

(a) The Participating Employer may terminate its participation in the Plan, if it takes the following actions:

(i) A resolution must be adopted terminating its participation in the Plan.

(ii) The resolution must specify when the participation will end.

The Trustees shall determine whether the resolution complies with the Plan, and all applicable federal and state laws, shall determine an appropriate effective date, and shall provide appropriate forms to terminate ongoing participation. However, distributions under the Plan of existing accounts to Participants will be made in accordance with the Plan.

(b) The Participating Employer acknowledges that the Plan contains provisions for involuntary Plan termination.

Section 6. The Participating Employer acknowledges that all assets held in connection with the Plan, including all contributions to the Plan, all property and rights acquired or purchased with such amounts and all income attributable to such amounts, property or rights shall be held in trust for the exclusive benefit of Participants and their Beneficiaries under the Plan. No part of the assets and income of the Plan shall be used for, or diverted to, purposes other than for the exclusive benefit of Participants and their Beneficiaries and for defraying reasonable expenses of the Plan. All amounts of compensation deferred pursuant to the Plan, all property and rights acquired or purchased with such amounts and all income attributable to such amounts, property or rights held as part of the Plan, shall be transferred to the Trustees to be held, managed, invested and distributed as part of the Trust Fund in accordance with the provisions of the Plan. All contributions to the Plan must be transferred by the Participating Employer to the Trust Fund. All benefits under the Plan shall be distributed solely from the Trust Fund pursuant to the Plan.

Section 7. This resolution and the Adoption Agreement shall be submitted to the Trustees for their approval. The Trustees shall determine whether the resolution complies with the Plan, and, if it does, shall provide appropriate forms to the Participating Employer to implement participation in the Plan. The Trustees may refuse to approve an Adoption Agreement by an Employer that does not have state statutory authority to participate in the Plan. The Governing Authority hereby acknowledges that it is responsible to assure that this resolution and the Adoption Agreement are adopted and executed in accordance with the requirements of applicable law.

Adopted by the Governing Authority on _____ ___, _____, in accordance with applicable law.

By:_____
Signature

_____
Name and Title

Attest: _____

Date: _____

[Governing Authority should assure that applicable law is followed in the adoption and execution of this resolution.]

GMA 457(b) DEFERRED COMPENSATION PLAN ADOPTION AGREEMENT

ADMINISTRATOR

Georgia Municipal Association
201 Pryor Street, SW
Atlanta, Georgia 30303
Telephone: 404-688-0472
Facsimile: 404-577-6663

PARTICIPATING EMPLOYER

Name: **City of Mableton, Georgia**

GOVERNING AUTHORITY

Name: **Mayor and Council**
Address: **1400 Veterans Memorial Hwy SE, Ste 134-200, Mableton, GA 30126**
Phone: **(404) 927-9502**
Facsimile:
E-mail:
Person Authorized to receive Official Notices from the Plan or GMA: **City Clerk**

TYPE OF ADOPTION

This Adoption Agreement is for the following purpose (**check one**):

☐ This is a new 457(b) deferred compensation plan adopted by the Participating Employer for its Employees. This plan does not replace or restate an existing deferred compensation plan.

☐ This is an amendment and restatement of another 457(b) deferred compensation plan of the Participating Employer.

☒ This is an amendment of the GMA 457(b) Adoption Agreement previously adopted by the Participating Employer (**please specify type below**):

☐ This is an amendment to change one or more of the Adopting Employer's contribution design elections in the Adoption Agreement.

☐ This is an amendment to add a new Department or a new class of Eligible Employees.

☐ This is an amendment to discontinue participation in the Plan by one or more Departments or classes of Employees.

☒ Other (**please specify**): **This is an amendment to provide for non-matching employer contributions equal to 3.5% of Compensation per pay period for the City Manager in Service on June 23, 2026 (see Employer Contribution Addendum, pp. Ad-5 - Ad-6).**

DISCLOSURE OF OTHER 457(b) PLAN(S)

The Participating Employer ☐ does or ☐ does not have an existing deferred compensation plan(s). If the Participating Employer does have one or more deferred compensation plans, the Governing Authority must provide the plan name and the name of the provider below, and such other relevant information requested by the Administrator.

Plan Name(s) _____

Plan Provider(s) _____

VERY IMPORTANT: All eligible plans of a Participating Employer are considered to be a single plan for purposes of compliance with Code Section 457(b). Thus, if a Participating Employer has more than one eligible plan (or additional investment options under a 457(b) arrangement with more than one vendor), the Participating Employer is responsible for ensuring that all of its arrangements, treated as a single plan, comply with the 457(b) requirements, including, but not limited to, the requirements listed below. The Participating Employer must carefully review the Master Plan provisions listed below to fulfill its responsibility for monitoring coordination of multiple plans.

- **Compliance with the limit on Annual Deferrals to an eligible plan (including the basic limit (Section 6.1), the age 50 catch-up (Section 6.2), and the special 457 catch-up limit (Section 6.3)) (carefully review Article VI of the Master Plan for these rules).**

- **Compliance with the requirements for special 457 catch-up deferrals limits, including the requirement that a Participant have only one Normal Retirement Age (with respect to the special 457 catch-up limit) under all eligible plans offered by an Employer (carefully review Sections 1.24 and 6.3 of the Master Plan for these rules). (In essence, this means that once a Participant has selected a Normal Retirement Age under any eligible plan offered by an employer, he or she may not select a different one, and the selection will remain that Participant's Normal Retirement Age under all eligible plans offered by the Employer).**

- **Compliance with the requirement to distribute excess deferrals (an excess deferral means the amount of deferrals for a calendar year that is more than the basic limit, the age 50 catch-up limit, and the special 457 catch-up limit) (carefully review Section 6.7 of the Master Plan for these rules). (This means that the Participating Employer will have to tell the ADMINISTRATOR if excess deferrals need to be distributed from this Plan.)**

- **If the Participating Employer has directed a plan-to-plan transfer, then the Participating Employer is responsible for compliance with the plan-to-plan transfer provisions (carefully review Article XVIII of the Master Plan for these rules).**

PLAN YEAR

Plan Year means the Employer's fiscal year, which begins on the following date: **July 1** (insert month and day, e.g., July 1).

ELIGIBLE EMPLOYEES

Only Employees (including independent contractors specifically designated by the Employer below) as defined in the Plan may be covered by the Adoption Agreement. Subject to other conditions in the Plan, this Adoption Agreement, and Addendum (if applicable), the following Employees are eligible to participate in the Plan:

☒ All Employees (includes elected or appointed members of the Governing Authority)

☐ All Employees with the exception of the following **(must specify)**: _____

_____

The following Independent Contractors may participate in the Plan **(must specify)**: _____

_____

Employers must assure that proper procedures are in place for independent contractors to participate in and make deferrals under the Plan.

The Employer shall provide the Trustees with the name, address, Social Security Number, and date of birth for each Eligible Employee.

PAYROLL PERIOD

The payroll period of the Participating Employer is:

☐	Weekly	☐	Semi-Monthly
☒	Bi-Weekly	☐	Monthly
☐	Other (must specify):		

Deferrals for an Eligible Employee with respect to a payroll period in a calendar month shall only be made if the Eligible Employee has entered into a Participation Agreement before the beginning of such month.

COMPENSATION

Compensation Paid After Severance From Employment – Certain post-severance payments may be included in Compensation for purposes of computing deferrals under the Plan, but only if these amounts are paid no later than 2½ months after severance from employment or, if later, the end of the calendar year that includes a Participant's severance from employment, and only if it is a payment that, absent a severance from employment, would have been paid to the Participant while the Participant continued in employment with the Participating Employer. The Participating Employer makes the following election with respect to including post-severance payments in Compensation (Note: if the following is not completed, no post-severance payments will be included in Compensation by default):

☐ No post-severance payments will be included in Compensation for purposes of computing deferrals under the Plan (if this box is checked, skip to "Modification of the Terms of the Adoption Agreement " below).

☒ For purposes of calculating deferrals under the Plan, the following post-severance payments will be included in Compensation, as long as: 1) they are paid no later than 2 ½ months after severance from employment or, if later, the end of the calendar year that includes the Participant's severance from employment; and 2) absent a severance from employment, they would have been paid to the Participant while the Participant continued in employment with the Participating Employer (check all that apply):

- ☒ regular compensation paid after severance from employment for services rendered prior to severance during the Participant's regular working hours
- ☒ compensation paid after severance from employment for services rendered prior to severance outside the Participant's regular work hours (such as overtime or shift differential), commissions, bonuses, or other similar payments
- ☒ post-severance payments for unused accrued bona fide sick, vacation or other leave, but only if the Participant would have been able to use the leave if employment had continued
- ☐ Other: _____

MODIFICATION OF THE TERMS OF THE ADOPTION AGREEMENT

If a Participating Employer desires to amend any of its elections contained in this Adoption Agreement, the Governing Authority by official action must adopt a new Adoption Agreement and forward it to the Trustees for approval. The new Adoption Agreement is not

effective until approved by the Trustees and other procedures required by the Plan have been implemented.

TERMINATION OF THE ADOPTION AGREEMENT

This Adoption Agreement may be terminated only in accordance with the Plan.

EFFECTIVE DATE

The 457(b) Plan will be effective as follows (choose one):

☐ **Original Adoption**. The 457(b) Plan will be effective _____, _____, with respect to contributions as approved by the Board of Trustees, below.

☒ **Amendment and Restatement**. The amended and restated 457(b) Plan will be effective June 23, 2026, with respect to contributions as approved by the Board of Trustees, below. The 457(b) Plan was originally effective October 1, 2024.

EXECUTION BY EMPLOYER

The foregoing Adoption Agreement is hereby adopted and approved on the _____ day of _____, _____, by the Mayor and Council of the City of Mableton.

Signed:_____

Printed Name:_____

Title:_____

Date of Signature:_____

TRUSTEES' APPROVAL

The Adoption Agreement is approved by the Board of Trustees of the GMA Defined Contribution and Deferred Compensation Plan. Contributions shall first be remitted under this Adoption Agreement as follows:

☐ Within 15 business days after the Payroll Period ending _____, _____.

☐ Other (must specify) _____.

☐ In the case of an amendment, contributions continue on existing schedule unless new employee classes are added, in which case contributions for such new employee classes shall first be remitted_____.

Dated:_____ By:_____

Title:_____
on behalf of the Board of Trustees

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of an Ordinance Adopting the FY 2027 Budget (Deferred from June 10, 2026 meeting) - Finance Director Karen Ellis

BACKGROUND/SUMMARY: The Public Hearing and Second Read was held June 10th, 2026. The vote was deferred to June 23, 2026.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Budget Ordinance PH FY2027
2. Budget Book 2027 FINAL
3. City of Mableton FY2027 Final PH Budget Presentation

STATE OF GEORGIA **ORDINANCE**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE TO ADOPT THE BUDGET FOR FISCAL YEAR 2027, TO ESTABLISH AN EFFECTIVE DATE, TO REPEAL CONFLICTING ORDINANCES, AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Charter Sec. 1.13 provides that the City Manager shall "prepare and submit the annual operating budget and capital budget to the City Council";

WHEREAS, a proposed budget prepared for Fiscal Year 2027 was made available for public review beginning on May 13, 2026, and public hearings were conducted on May 27, 2026, and June 10, 2026, following publication of notice in accordance with OCGA 36-81-5 and 36-81-6;

WHEREAS, the balanced budget has been reviewed by the City Council, and the City has determined that the budget prepared for Fiscal Year 2027 is consistent with applicable regulations, laws and policies and it therefore desires to adopt said budget; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety, and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Adoption. the Mayor and Council of the City of Mableton hereby ordain that the budget ordinance for Fiscal Year 2027 be adopted as provided in the attached exhibit.

****

Section 2. It is hereby declared to be the intention of the city council that:

(a) All sections, paragraphs, sentences, and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable, and constitutional.
(b) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. No section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the city council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The City has not yet determined the date that it will transition zoning services from Cobb County, Georgia, to the City. As such, planning commission and board of zoning appeals members shall not officially act on any actual zoning application and/or case under this Ordinance, until such date that the City formally transitions zoning services from Cobb County, Georgia, to the City, in accordance with section 7.15 of the City Charter and/or other applicable laws. Planning commission and board of zoning appeals members may meet to participate in training and education related activities prior to the city's transition of zoning services from Cobb County, Georgia.

Section 5. The effective date of this Ordinance shall be July 1, 2026, unless required otherwise by the City Charter, state, and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____ 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, City Attorney

EXHIBIT – FISCAL YEAR 2027 BUDGET

GENERAL FUND

Taxes	$	15,805,000
Licenses and Permits		1,650,500
Charges for Services		505,000
Other Revenue		200,000
Transfer from Hotel Motel		217,500
Total Estimated General Fund Revenues	**$**	**18,378,000**
Use of Prior Year Fund Balance		4,868,710
Total Estimated General Fund Funding Sources	**$**	**23,246,710**
City Council	$	497,800
City Mayor		493,300
City Manager		1,268,900
City Clerk		474,400
Finance & Administration		1,547,500
City Attorney		600,000
Information Technology		1,059,000
Human Resources		839,500
Risk Management		76,000
Facilities & Property Management		1,539,900
Communications		1,079,200
General Administration		605,700
Municipal Court		995,600
Public Works		225,000
Sustainability Greenspace & Beautification		815,100
Parks & Recreation		1,123,100
Community Development		3,691,100
Code Enforcement		1,217,600
Economic Development		1,024,100
Other Financing Uses		4,073,910
Total Estimated General Fund Expenditures	**$**	**23,246,710**

TREE & BEAUTIFICATION FUND

Development Impact Fees	$	0
Transfer In from General Fund		0
Total Estimated Tree & Beautification Fund Revenues	**$**	**0**
Council Approved Projects	$	160,000
Total Estimated Tree & Beautification Fund Expenditures	**$**	**160,000**

OPERATING GRANTS FUND

Federal, State, Local Grant Revenues	$	0
Transfer In from General Fund		0
Total Estimated Operating Grants Fund Revenues	**$**	**0**
Mayor's Alliance Fund Expenditures	$	14,000
Total Estimated Operating Grants Fund Expenditures	**$**	**14,000**

SIX FLAGS SPECIAL SERVICES DISTRICT FUND

Property Taxes	$	1,250,000
Interest Income		0
Total Estimated SFSSD Revenues	**$**	**1,250,000**
Contracted Services	$	54,000
Contingencies		1,196,000
Total Estimated SFSSD Expenditures	**$**	**1,250,000**

PUBLIC SAFETY SPECIAL SERVICES DISTRICT FUND

Property Taxes	$	21,000,000
Transfer In from General Fund		0
Total Estimated PSSSD Fund Revenues	**$**	**21,000,000**
Public Safety Services	$	21,000,000
Total Estimated PSSSD Fund Expenditures	**$**	**21,000,000**

HOTEL/MOTEL TAX FUND

Hotel/Motel Excise Taxes	$	500,000
Total Estimated Hotel/Motel Fund Revenues	**$**	**500,000**
Transfer to General Fund	$	187,500
Transfer to DMO		312,500
Total Estimated Hotel/Motel Fund Expenditures	**$**	**500,000**

RENTAL MOTOR VEHICLE EXCISE TAX FUND

Rental Motor Vehicle Excise Taxes	$	30,000
Total Estimated RMV Fund Revenues	**$**	**30,000**
Transfer to General Fund	$	30,000
Total Estimated RMV Fund Expenditures	**$**	**30,000**

CAPITAL PROJECTS FUND

Federal, State & Other Outside Funding	$	-
Transfer In from General Fund		3,000,000
Total Estimated Capital Project Fund Revenues	**$**	**3,000,000**
Use of Prior Year Fund Balance		811,707
Total Estimated Capital Project Funding Sources	**$**	**3,811,707**
Capital Contingency	$	1,500,000
Capital Purchase - Computer SW Finance	$	250,000
Capital Purchase - Computer SW Comm Dev	$	250,000
Capital Purchase - Computer Software		100,000
Capital Purchase - Computer Equipment		108,162
Capital Purchase - Vehicles		603,545
Community Building		1,000,000
Total Capital Project Fund Expenditures	**$**	**3,811,707**

CAPITAL GRANT FUND

Federal, State & Other Outside Funding	$	3,364,000
Transfer In from General Fund		100,000
Total Estimated Capital Grant Fund Revenues	**$**	**3,464,000**
CDBG	$	264,000
SS4A		300,000
LCI		200,000
LMIG		2,700,000
Total Capital Grant Fund Expenditures	**$**	**3,464,000**

URBAN REDEVELOPMENT AGENCY FUND

Interest Income	$	-
Transfer In from General Fund		973,910
Total Estimated URA Fund Revenues	**$**	**973,910**
Use of Prior Year Fund Balance		3,236,504
Total Estimated URA Funding Sources	**$**	**4,210,414**
Capital Outlay	$	3,236,504
Principal Debt Retirement		380,000
Interest Expense		593,910
Total URA Fund Expenditures	**$**	**4,210,414**

FISCAL YEAR 2026 - 2027

APPROVED BUDGET



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STATE OF GEORGIA **ORDINANCE**
COBB COUNTY
CITY OF MABLETON

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SO ORDAINED this _____ day of _____ 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, City Attorney

EXHIBIT – FISCAL YEAR 2027 BUDGET

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Taxes	$	15,805,000
Licenses and Permits		1,650,500
Charges for Services		505,000
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City Clerk		474,400
Finance & Administration		1,547,500
City Attorney		600,000
Information Technology		1,059,000
Human Resources		839,500
Risk Management		76,000
Facilities & Property Management		1,539,900
Communications		1,079,200
General Administration		605,700
Municipal Court		995,600
Public Works		225,000
Sustainability Greenspace & Beautification		815,100
Parks & Recreation		1,123,100
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Code Enforcement		1,217,600
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Principal Debt Retirement		380,000
Interest Expense		593,910
Total URA Fund Expenditures	**$**	**4,210,414**

May 27, 2026

Dear Mayor and City Council,

The proposed Fiscal Year (FY) 2027 Budget is submitted to the Mableton City Council in compliance with State Law (O.C.G.A. § 36-81-2 et seq.). This budget was developed based on the priorities adopted by City Council in March 2026, including Fiscal Soundness, Community Engagement, Green Initiatives, Housing Initiatives, Managed Growth, Technology and Innovation, and Responsible Development.

The FY2027 Budget maintains adequate reserves in fund balance to ensure sound fiscal integrity of the City of Mableton (City). The FY2027 Budget includes resources that will allow the City to provide a high level of general government services to the citizens of Mableton. This proposed budget also provides capital funding to establish the City's growing infrastructure needs.

The budget process included an assessment to determine the quality of services delivered and projected operational needs. The City Manager and Finance Director met with departments to assess projected goals and to discuss the resources needed to meet these goals. Guidance and direction were also obtained through City Council Budget Review Meetings. During these Review Meetings, City Council received briefings about economic conditions and short-term economic outlook, budget planning assumptions, operating department requests for resources, and capital programs.

Public hearings are scheduled to gain citizen input and enable all members of the City Council to better understand the needs of the entire community prior to budget adoption. The final budget is scheduled to be adopted by the City Council on June 10, 2026.

The proposed budgets for all operating, special revenue, and capital funds total $57,686,831. The City's General Fund provides for general government operations of the City and maintains adequate working capital necessary for the City's financial health and stability. This fund accounts for most of Mableton's operations and has a budget of $23,246,710. The remaining funds include the Tree and Beautification Fund, the Operating Grants Fund, Six Flags Special Services District Fund, the Public Safety Special District Fund, the Hotel/Motel Tax Fund, the Rental Motor Vehicle Excise Tax Fund, the Capital Project Fund, the Capital Grants Project Fund, and the Urban Redevelopment Agency Fund. The Capital Project Funds adopt project length budgets where the adopted appropriations do not lapse at the end of a fiscal year; they remain in effect until project completion or re-appropriation by City Council.

The FY2027 General Fund Budget provides for $12,117,900 for personnel and related benefits (52%); $6,454,900 (28%) for operations and equipment; $3,700,000 (16%) for capital improvements; and $973,910 (4%) towards debt service. All eligible City employees may receive a 2.5% cost of living salary increase.

The City's goal is to adopt an operating budget where current revenues equal anticipated expenditures. All departments supported by the resources of the City must function within the limits of the financial resources identified or available specifically to them. Budgets cannot exceed available resources, defined as revenues generated in the current period added to balances carried forward from prior years.

The budget is a dynamic rather than static plan, which allows for adjustments and amendments as circumstances change. The City Council must approve all increases in fund/department appropriations. Amounts in this budget may be reallocated within departments by approval of the Finance Director and City Manager if the total budgeted amounts do not exceed these appropriations by department. Department Heads submit budget amendment requests transferring appropriations from one line item to another within the specific department appropriation with approval by the Finance Director and the City Manager.

Under the City's utilized financial policies, the City's fund balance is maintained at or above $6.6 million, or 33% of budgeted revenues. The purpose of fund balance is to provide adequate cash flow, to cover the costs of unforeseen emergencies, shortfalls in revenue, as well as eliminate any short-term borrowing for cash flow purposes. The focus of the FY2027 Budget is to provide excellent services to our citizens and business customers and to continue to allocate significant resources dedicated to improving infrastructure and the City's quality of life.

Tree & Beautification Fund

This fund accounts for revenues received from development that reduces tree canopy below mandated minimums. All revenues collected in this fund are used to enhance tree canopy and beautification on rights of way and on public properties. Since there is adequate funding from the prior year, the amount allocated from the General Fund for FY2027 budget is set to $0.

Operating Grants Fund

This fund accounts for grant revenues received for noncapital expenditures from federal, state, and local agencies. Currently in this fund is the Mayor’s Summer Nutrition and Family Empowerment Initiative grant. The anticipated revenues budgeted for FY2027 is $0.

Six Flags Special Services District Fund

This fund accounts for the ad valorem taxes being collected in the Six Flags Area Special Services District, established in 2015. The taxes collected will be used to fund future redevelopment projects, wayfinding and gateway signage, and landscape improvements in the area. The anticipated taxes budgeted for FY2027 is $1,250,000.

Public Safety Special Services District Fund

This fund accounts for the ad valorem taxes being collected for the Public Safety Special Services District established in 2025. The taxes collected will be used to fund future public safety services within the City. The anticipated taxes budgeted for FY2027 is $21,000,000.

Hotel Motel Tax Fund

The room taxes imposed upon hotels and motels located within the City are accounted for in this fund. A portion of these funds can be retained by the City, and a portion is expended for a narrow range of projects and activities allowed by State Law (O.C.G.A. § 48-13-51). These funds are currently distributed as follows:

City General Fund - 37.50%, Destination Marketing Organization (DMO) services – 43.75%, and the promotion/marketing of the City - 18.75%. The anticipated taxes budgeted for FY2027 is $500,000.

Rental Motor Vehicle Excise Tax Fund

The excise taxes levied upon each rental charge collected by any rental motor vehicle concern located within the City are accounted for in this fund (O.C.G.A. § 48-13-93). The anticipated taxes budgeted for FY2027 is $30,000.

Capital Projects Fund

This fund accounts for all facilities, parks, and infrastructure construction in the City. Funds are derived from contributions from the General Fund as well as other grants and funding sources. The appropriations in this fund do not lapse at year-end, but rather, unspent amounts are carried forward to future periods until the individual projects are completed. The FY2027 budgeted transfer for this fund is $3,000,000.

Capital Grant Projects Fund

This fund accounts for grant revenues received for capital expenditures from federal, state, and local agencies. Currently in this fund is budgeted the Community Development Block Grant (CDBG), the Safe Streets and Roads for All Grant (SS4A), the Livable Centers Initiative Grant (LCI), and the Local Maintenance & Improvement Grant (LMIG). The anticipated revenues budgeted for FY2027 is $3,464,000.

Urban Redevelopment Agency Fund

This fund accounts for urban redevelopment projects and their resulting debt service within the Urban Redevelopment Area. Funds are derived from contributions from the General Fund, bond proceeds, and other funding sources. The appropriations in this fund do not lapse at year-end, but rather, unspent amounts are carried forward to future periods. The operations appropriations for these projects, which includes debt service related to the bond issuances, will continue once expenditure of bond proceeds is complete. The total funding for debt service in the FY2027 budget is $973,910.

The City of Mableton FY2027 Budget is the culmination of the approved City Council Priorities along with significant citizen engagement and feedback throughout the previous fiscal year. This budget provides the needed resources to provide services and projects that meet the needs of our citizens, now and in the future.

The FY 2027 Budget reflects Mableton's commitment to financial discipline, transparency, accountability, and fiscal prudence. Finally, our sincere appreciation is expressed to staff and department heads for the amount of work and effort expended in this process under tremendous time pressures.

Respectfully Submitted,

William Tanks
City Manager

Karen Ellis
Finance Director

GENERAL FUND 100 - SUMMARY
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget	%
REVENUES						
Property Taxes (TAVT)	3,114,599	2,897,760	2,919,196	2,850,000	2,850,000	0.00%
Franchise Taxes	1,817,421	2,561,409	3,961,447	2,265,000	2,950,000	30.24%
Excise Taxes	0	0	110,000	0	100,000	N/A
Business & Occupational Tax	1,364,729	2,624,668	2,981,523	2,500,000	2,605,000	4.20%
Insurance Premium Taxes	0	0	8,380,000	8,380,000	7,300,000	-12.89%
Licenses & Permits	0	299,016	1,850,500	1,000,000	1,650,500	65.05%
Charges for Services	0	281,081	617,000	211,000	505,000	139.34%
Municipal Court	0	0	10,000	0	0	N/A
Interest	17,052	112,519	425,000	20,000	200,000	900.00%
Miscellaneous	0	2,600	7,689	0	0	N/A
Transfer from Other Funds	0	375,065	247,129	176,093	217,500	23.51%
Other Financing Sources	148,724	719,079	0	0	0	N/A
Total Revenues	**6,462,525**	**9,873,197**	**21,509,484**	**17,402,093**	**18,378,000**	**5.61%**
EXPENDITURES						
City Council	275,169	319,128	403,507	490,100	497,800	1.57%
City Mayor	91,087	180,967	478,554	508,300	493,300	-2.95%
City Manager	50,403	441,009	730,449	794,800	1,268,900	59.65%
City Clerk	95,286	240,594	336,653	421,350	474,400	12.59%
Finance & Administration	158,817	588,946	1,025,512	1,374,260	1,547,500	12.61%
City Attorney	503,519	573,770	529,333	600,000	600,000	0.00%
Information Technology	51,970	254,557	603,021	951,100	1,059,000	11.34%
Human Resources	31,370	350,338	521,902	679,400	839,500	23.56%
Risk Management	0	16,260	48,755	85,000	76,000	-10.59%
Facilities & Property Management	20,370	1,747,691	1,539,277	1,796,900	1,539,900	-14.30%
Communications	41,297	77,249	479,202	584,050	1,079,200	84.78%
General Administration	0	25,574	156,472	234,700	605,700	158.07%
Municipal Court	0	1,689	431,828	730,900	995,600	36.22%
Public Works	0	0	0	0	225,000	N/A
Sustainability Greenspace & Beautificatior	0	122,804	336,521	481,400	815,100	69.32%
Parks & Recreation	0	93,451	346,640	818,900	1,123,100	37.15%
Community Development	244,823	1,160,991	2,497,927	2,827,600	3,691,100	30.54%
Code Enforcement	0	439,021	764,632	1,058,200	1,217,600	15.06%
Economic Development	0	19,321	521,759	618,800	1,024,100	65.50%
Other Financing Uses	53,000	145,400	0	0	0	N/A
Transfers to Other Funds	0	0	5,300,333	5,300,333	4,073,910	-23.14%
	1,617,111	**6,798,760**	**17,052,277**	**20,356,093**	**23,246,710**	**14.20%**

GENERAL FUND 100 - REVENUE
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
10090	311315	Motor Vehicle (TAVT)	3,114,599	2,897,760	2,919,196	2,850,000	2,850,000
10090	311710	Electric Franchise Fee	1,450,357	1,815,894	2,966,447	1,850,000	2,000,000
10090	311730	Gas Franchise Fee	367,064	555,266	345,000	415,000	350,000
10090	311750	Cable TV Franchise Fee	0	190,249	650,000	0	600,000
10090	314200	Retail Excise Tax-Alcohol	0	0	110,000	0	100,000
10090	316100	Business & Occupational Tax	1,364,729	2,624,668	2,981,523	2,500,000	2,605,000
10090	316201	Insurance Premium Tax	0	0	8,380,000	8,380,000	7,300,000
		Total Taxes	**6,296,749**	**8,083,837**	**18,352,166**	**15,995,000**	**15,805,000**
10060	321130	Alcohol License	0	0	380,000	0	350,000
10060	322200	Building Permits	0	299,016	1,400,000	1,000,000	1,250,000
10060	322210	Zoning & Land Dev Permit	0	0	70,000	0	50,000
10060	323300	Short-Term Rental Permit	0	0	500	0	500
		Total Licenses and Permits	**0**	**299,016**	**1,850,500**	**1,000,000**	**1,650,500**
10050	341910	Election Qualifying Fees	0	0	3,000	0	0
10050	344190	Environmental Mgmt Fees	0	276,631	600,000	210,000	500,000
10050	347500	Recreation Fees	0	4,450	14,000	1,000	5,000
		Total Charges for Services	**0**	**281,081**	**617,000**	**211,000**	**505,000**
10020	351171	Municipal Court Fines	0	0	10,000	0	0
		Total Fines and Forfeitures	**0**	**0**	**10,000**	**0**	**0**
10090	361401	Interest Earnings	17,052	112,519	425,000	20,000	200,000
		Total Investment Earnings	**17,052**	**112,519**	**425,000**	**20,000**	**200,000**
10090	371000	Donations/Private Contributions	0	2,600	2,500	0	0
10090	389009	Miscellaneous Revenues	0	0	3,200	0	0
10090	389200	Insurance Reimbursements	0		1,989	0	0
10090	391275	Transfers in Hotel/Motel	0	375,065	211,662	140,625	187,500
10090	391280	Transfers in Rental Motor Veh	0	0	35,468	35,468	30,000
10090	392100	Sale of Assets	0		0	0	0
10090	393500	Proceeds from Capital Leases	148,724	719,079	0	0	0
		Miscellaneous Revenue	**148,724**	**1,096,744**	**254,818**	**176,093**	**217,500**
		TOTAL REVENUES	**6,462,525**	**9,873,197**	**21,509,484**	**17,402,093**	**18,378,000**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY COUNCIL							
1001110	511100.00	REGULAR SALARIES	177,365	178,508	186,440	202,500	204,300
1001110	512100.00	HEALTH INSURANCE	0	0	12,912	25,600	28,400
1001110	512200.00	SOCIAL SECURITY	10,377	11,584	10,338	12,600	12,700
1001110	512300.00	MEDICARE	2,427	2,709	2,418	2,900	3,000
1001110	512400.00	RETIREMENT CONTRIBUTIONS	0	1,752	1,241	4,700	4,200
1001110	512700.00	WORKERS' COMPENSATION	0	0	509	1,900	2,000
		Total Salaries and Benefits	**190,168**	**194,553**	**213,858**	**250,200**	**254,600**
1001110	521200.00	PROFESSIONAL SERVICES	7,397	4,390	29,200	34,800	34,800
1001110	522310.00	COUNCIL MEETING RENTAL SPACE	486	18,539	30,327	18,000	25,800
1001110	523300.00	ADVERTISING	0	0	5,887	0	5,000
1001110	523400.00	PRINTING & BINDING	2,299	1,631	458	500	500
1001110	523500.00	TRAVEL	18,673	19,733	11,829	12,000	12,000
1001110	523600.00	PLANNING CONFERENCE	0	0	0	0	40,000
1001110	523600.00	DUES & FEES	24,939	41,443	13,671	3,000	13,500
1001110	523700.00	EDUCATION/TRAINING	20,463	10,764	20,090	20,100	20,100
1001110	523905.00	COUNCIL ALLOWANCE	6,564	16,742	15,119	18,000	18,000
1001110	523905.99	DISCRETIONARY-CAPITAL	0	0	50,000	120,000	60,000
1001110	531100.00	GENERAL OPERATING SUPPLIES	776	1,878	3,315	7,000	7,000
1001110	531300.00	HOSPITALITY	3,404	9,455	9,753	6,500	6,500
		Total Operations and Capital	**85,001**	**124,574**	**189,649**	**239,900**	**243,200**
		Total	**275,169**	**319,128**	**403,507**	**490,100**	**497,800**

PERSONNEL INFORMATION - CITY COUNCIL

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Councilmembers	6	6	6	6	6
Executive Assistant	1	1	1	1	1
TOTAL POSITIONS	**7**	**7**	**7**	**7**	**7**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY MAYOR							
1001310	511100.00	REGULAR SALARIES	54,029	116,363	287,610	300,400	303,400
1001310	512100.00	HEALTH INSURANCE	0	2,841	40,840	76,800	85,100
1001310	512200.00	SOCIAL SECURITY	3,194	7,356	14,271	18,600	18,800
1001310	512300.00	MEDICARE	747	1,720	3,338	4,400	4,400
1001310	512400.00	RETIREMENT CONTRIBUTIONS	0	1,016	2,635	15,200	14,700
1001310	512700.00	WORKERS' COMPENSATION	0	0	803	3,000	3,000
		Total Salaries and Benefits	**57,970**	**129,296**	**349,497**	**418,400**	**429,400**
1001310	523300.00	ADVERTISING	0	0	7,388	0	5,000
1001310	523400.00	PRINTING & BINDING	115	296	990	400	400
1001310	523500.00	TRAVEL	6,616	8,863	9,000	9,000	9,000
1001310	523600.00	DUES & FEES	5,614	25,794	38,604	20,000	4,500
1001310	523700.00	EDUCATION/TRAINING	12,728	11,049	14,094	7,500	12,500
1001310	523900.00	CONTRACTUAL SERVICES	8,024	3,931	39,195	17,000	5,000
1001310	523905.00	MAYOR ALLOWANCE	0	1,052	5,000	5,000	5,000
1001310	523905.99	DISCRETIONARY/CAPITAL	0	0	5,000	25,000	12,500
1001310	531100.00	GENERAL OPERATING SUPPLIES	0	604	4,620	5,000	5,000
1001310	531300.00	HOSPITALITY	20	81	5,166	1,000	5,000
		Total Operations and Capital	**33,117**	**51,671**	**129,057**	**89,900**	**63,900**
		Total	**91,087**	**180,967**	**478,554**	**508,300**	**493,300**

PERSONNEL INFORMATION - CITY MAYOR

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Mayor	1	1	1	1	1
Chief of Staff	0	1	1	1	1
Public Relations Specialist	0	1	1	1	1
Executive Assistant to the Mayor	1	1	1	1	1
TOTAL POSITIONS	**2**	**4**	**4**	**4**	**4**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY MANAGER							
1001320	511100.00	REGULAR SALARIES	43,955	292,064	409,130	426,800	730,000
1001320	512100.00	HEALTH INSURANCE	0	40,349	82,373	10,000	226,800
1001320	512200.00	SOCIAL SECURITY	2,191	18,697	26,522	76,800	45,300
1001320	512300.00	MEDICARE	513	4,373	6,104	27,100	10,400
1001320	512400.00	RETIREMENT CONTRIBUTIONS	0	3,744	7,280	6,200	48,300
1001320	512700.00	WORKERS' COMPENSATION	0	0	1,124	34,500	7,100
1001320	512900.00	EMPLOYEE APPRECIATION	0	0	3,423	4,200	0
		Total Salaries and Benefits	**46,659**	**359,227**	**535,956**	**585,600**	**1,067,900**
1001320	521200.00	PROFESSIONAL SERVICES	0	21,722	96,029	100,000	100,000
1001320	523400.00	PRINTING & BINDING	0	2,273	0	500	500
1001320	523500.00	TRAVEL	0	9,398	4,537	12,000	21,000
1001320	523600.00	DUES & FEES	106	9,027	39,239	30,000	8,500
1001320	523700.00	EDUCATION/TRAINING	3,300	7,442	7,615	8,500	21,000
1001320	523710.00	COUNCIL PLANNING	0	26,162	18,264	15,200	0
1001320	523900.00	CONTRACTUAL SERVICES	275	2,785	10,929	21,000	30,000
1001320	531100.00	GENERAL OPERATING SUPPLIES	63	2,090	7,014	17,000	10,000
1001320	531300.00	HOSPITALITY	0	883	10,866	5,000	10,000
		Total Operations and Capital	**3,744**	**81,781**	**194,492**	**209,200**	**201,000**
		Total	**50,403**	**441,009**	**730,449**	**794,800**	**1,268,900**

PERSONNEL INFORMATION - CITY MANAGER

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
City Manager	1	1	1	1	1
Assistant City Manager	0	0	0	0	1
Special Project Manager	1	1	1	1	1
Administrative Supervisor	1	1	1	1	1
Executive Assistant	0	1	1	1	1
TOTAL POSITIONS	**3**	**4**	**4**	**4**	**5**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY CLERK							
1001330	511100.00	REGULAR SALARIES	26,387	125,660	198,961	217,800	264,300
1001330	512100.00	HEALTH INSURANCE	0	33,068	27,026	32,000	35,400
1001330	512200.00	SOCIAL SECURITY	1,264	7,488	11,187	13,600	16,400
1001330	512300.00	MEDICARE	296	1,751	2,616	3,300	3,800
1001330	512400.00	RETIREMENT CONTRIBUTIONS	0	1,504	1,920	11,100	11,900
1001330	512700.00	WORKERS' COMPENSATION	0	0	0	1,900	2,600
		Total Salaries and Benefits	**27,946**	**169,471**	**241,711**	**279,700**	**334,400**
1001330	521200.00	PROF SVCS-GENERAL	0	0	8,225	13,000	44,000
1001330	521300.00	TECHNICAL SERVICES	44,074	34,595	50,266	51,100	44,700
1001330	523300.00	ADVERTISING	313	1,418	391	1,000	1,000
1001330	523400.00	PRINTING & BINDING	198	572	415	1,000	1,000
1001330	523500.00	TRAVEL	0	6,174	8,099	10,550	7,900
1001330	523600.00	DUES & FEES	0	20,232	861	1,000	1,500
1001330	523700.00	EDUCATION/TRAINING	0	4,415	6,229	8,000	7,900
1001330	523900.00	CONTRACTUAL SERVICES	22,460	1,717	15,000	50,000	25,000
1001330	531100.00	GENERAL OPERATING SUPPLIES	295	1,973	4,985	5,000	6,000
1001330	531300.00	HOSPITALITY	0	27	472	1,000	1,000
		Total Operations and Capital	**67,340**	**71,123**	**94,942**	**141,650**	**140,000**
		Total	**95,286**	**240,594**	**336,653**	**421,350**	**474,400**

PERSONNEL INFORMATION - CITY CLERK

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
City Clerk	1	1	1	1	1
Deputy City Clerk	1	1	1	1	1
Administrative Assistant (PT)	0	0	1	0	1
TOTAL POSITIONS	**2**	**2**	**3**	**2**	**3**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
FINANCE & ADMINISTRATION							
1001510	511100.00	REGULAR SALARIES	0	125,078	567,082	675,600	868,900
1001510	512100.00	HEALTH INSURANCE	0	17,332	125,399	153,700	226,800
1001510	512200.00	SOCIAL SECURITY	0	7,517	33,653	41,900	53,900
1001510	512300.00	MEDICARE	0	1,758	7,870	9,800	12,600
1001510	512401.00	RETIREMENT CONTRIBUTIONS	0	4,120	8,267	41,200	49,500
1001510	512700.00	WORKERS' COMPENSATION	0	0	2,436	7,200	8,700
		Total Salaries and Benefits	**0**	**155,805**	**744,707**	**929,400**	**1,220,400**
1001510	521200.00	PROFESSIONAL SERVICES	114,745	338,008	18,527	20,000	25,000
1001510	521210.00	PROF SERVICES-AUDIT	0	24,000	25,500	25,000	26,000
1001510	521300.00	TECHNICAL SERVICES	30,523	33,404	98,427	81,500	200,000
1001510	523400.00	PRINTING & BINDING	0	235	3,172	500	7,600
1001510	523500.00	TRAVEL	0	33	6,909	5,000	26,000
1001510	523600.00	DUES & FEES	40	14	3,057	2,500	1,500
1001510	523700.00	EDUCATION/TRAINING	0	3,019	10,572	10,000	26,000
1001510	523900.00	CONTRACTUAL SERVICES	10,031	3,086	0	0	5,000
1001510	523950.00	BANK SERVICE CHARGES	957	2,299	5,909	2,500	0
1001510	531100.00	GENERAL OPERATING SUPPLIES	2,521	4,618	8,252	10,000	10,000
1001510	531300.00	FOOD & HOSPITALITY	0	0	152	0	0
1001510	531700.00	UNIFORMS	0	0	328	0	0
1001510	542400.00	COMPUTER EQUIPMENT	0	24,425	100,000	287,860	0
		Total Operations and Capital	**158,817**	**433,141**	**280,805**	**444,860**	**327,100**
		Total	**158,817**	**588,946**	**1,025,512**	**1,374,260**	**1,547,500**

PERSONNEL INFORMATION - FINANCE

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Finance Director	0	1	1	1	1
Deputy Finance Director	0	1	1	1	1
Procurement Manager	0	1	1	1	1
Contract Specialist	0	0	0	0	1
Revenue Manager	0	0	0	1	1
Revenue Analyst	0	1	1	1	1
Finance Analyst	0	1	1	2	2
Administrative Assistant	0	0	0	1	0
TOTAL POSITIONS	**0**	**5**	**5**	**8**	**8**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CITY ATTORNEY							
1001530	521250.00	PROF SERVICES-LEGAL CITY ATTORNEY	385,544	491,526	432,000	500,000	500,000
1001530	521255.00	PROF SERVICES-LEGAL EXTERNAL	117,975	82,244	97,333	100,000	100,000
		Total	**503,519**	**573,770**	**529,333**	**600,000**	**600,000**
INFORMATION TECHNOLOGY							
1001535	511100.00	REGULAR SALARIES	0	31,383	192,464	390,100	399,800
1001535	512100.00	HEALTH INSURANCE	0	29	9,506	102,000	113,000
1001535	512200.00	SOCIAL SECURITY	0	1,915	11,888	24,200	24,600
1001535	512300.00	MEDICARE	0	448	2,780	5,700	5,800
1001535	512401.00	RETIREMENT CONTRIBUTIONS	0	1,880	3,723	21,500	22,100
1001535	512700.00	WORKERS' COMPENSATION	0	0	1,044	3,900	4,000
		Total Salaries and Benefits	**0**	**35,655**	**221,405**	**547,400**	**569,300**
1001535	521200.00	PROFESSIONAL SERVICES	31,719	13,768	78,319	100,000	65,000
1001535	521300.00	TECHNICAL SERVICES-SW & LIC	0	20,464	114,896	115,000	172,200
1001535	522320.00	EQUIPMENT LEASE	0	313	18,309	10,400	18,900
1001535	523200.00	COMMUNICATIONS	2,309	20,130	83,842	91,000	124,600
1001535	523500.00	TRAVEL	0	2,447	4,457	0	12,000
1001535	523600.00	DUES & FEES	2,596	864	2,655	6,500	5,000
1001535	523700.00	EDUCATION/TRAINING	1,620	1,141	8,392	5,000	12,000
1001535	523900.00	CONTRACTUAL SERVICES	0	2,131	5,000	10,800	25,000
1001535	531100.00	GENERAL OPERATING SUPPLIES	0	4,537	37,009	15,000	25,000
1001535	531600.00	SMALL TOOLS & EQUIPMENT	13,726	1,368	28,739	20,000	30,000
1001535	542400.00	COMPUTER EQUIPMENT	0	151,739	0	30,000	0
		Total Operations and Capital	51,970	218,902	381,616	403,700	489,700
		Total	**51,970**	**254,557**	**603,021**	**951,100**	**1,059,000**

PERSONNEL INFORMATION - INFORMATION TECHNOLOGY

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
IT Director	0	1	1	1	1
IT Technician	0	1	1	2	2
Data Analyst	0	1	0	1	1
TOTAL POSITIONS	**0**	**3**	**2**	**4**	**4**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
HUMAN RESOURCES							
1001540	511100.00	REGULAR SALARIES	0	111,261	274,418	333,100	457,400
1001540	512100.00	HEALTH INSURANCE	17,231	6,135	45,336	76,800	113,400
1001540	512200.00	SOCIAL SECURITY	0	6,732	16,624	20,700	28,400
1001540	512300.00	MEDICARE	0	1,574	3,888	4,800	6,600
1001540	512401.00	RETIREMENT CONTRIBUTIONS	0	2,216	4,173	19,000	26,100
1001540	512700.00	WORKERS' COMPENSATION	4,217	14,346	883	3,300	4,600
1001540	512900.00	EMPLOYEE APPRECIATION	0	0	333	0	10,000
		Total Salaries and Benefits	**21,448**	**142,265**	**345,655**	**457,700**	**646,500**
1001540	521200.00	PROFESSIONAL SERVICES	8,733	174,725	63,397	100,000	60,000
1001540	521300.00	TECHNICAL SERVICES	0	953	45,183	54,600	50,000
1001540	523240.00	POSTAGE	0	0	40	0	100
1001540	523300.00	ADVERTISING	0	14	10,469	15,000	7,500
1001540	523400.00	PRINTING & BINDING	0	263	5,268	7,500	4,000
1001540	523500.00	TRAVEL	0	20	6,722	7,500	14,000
1001540	523600.00	DUES & FEES	0	7,503	14,087	5,000	15,400
1001540	523700.00	EDUCATION/TRAINING	0	26	13,803	14,100	14,000
1001540	523900.00	CONTRACTUAL SERVICES	1,189	19,468	0	5,000	5,000
1001540	531100.00	GENERAL OPERATING SUPPLIES	0	1,019	6,316	8,000	8,000
1001540	531300.00	FOOD/HOSPITALITY	0	4,081	4,576	5,000	5,000
1001540	531600.00	SMALL EQUIPMENT (<$10,000)	0	0	4,119	0	5,000
1001540	531705.00	WELLNESS PROGRAM	0	0	2,267	0	5,000
		Total Operations and Capital	**9,922**	**208,073**	**176,247**	**221,700**	**193,000**
		Total	**31,370**	**350,338**	**521,902**	**679,400**	**839,500**

PERSONNEL INFORMATION - HUMAN RESOURCES

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
HR Director	0	1	1	1	1
HR Manager	0	1	1	1	1
HR Supervisor	0	0	0	0	1
HR Business Partner	0	1	1	1	1
TOTAL POSITIONS	**0**	**3**	**3**	**3**	**4**

RISK MANAGEMENT							
1001555	523100.00	GENERAL LIABILITY INSURANCE	0	16,260	16,018	26,700	25,000
1001555	523110.00	AUTOMOBILE INSURANCE	0	0	1,484	2,500	7,000
1001555	523120.00	PUBLIC OFFICIALS INSURANCE	0	0	27,706	46,200	30,000
1001555	523130.00	PROPERTY DAMAGE INSURANCE	0	0	2,480	2,000	6,000
1001555	523140.00	CRIME COVERAGE INSURANCE	0	0	1,067	1,800	2,000
1001555	523150.00	CYBERSECURITY INSURANCE	0	0	0	5,800	3,000
1001555	523199.00	DEDUCTIBLE CLAIMS	0	0	0	0	3,000
		Total	**0**	**16,260**	**48,755**	**85,000**	**76,000**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
FACILITIES & PROPERTY MANAGEMENT							
1001565	511100.00	REGULAR SALARIES	0	0	0	58,200	49,600
1001565	512101.00	HEALTH INSURANCE	0	0	0	25,600	0
1001565	512200.00	SOCIAL SECURITY	0	0	0	3,600	3,100
1001565	512300.00	MEDICARE	0	0	0	800	700
1001565	512401.00	RETIREMENT CONTRIBUTIONS	0	0	0	3,300	0
1001565	512700.00	WORKERS' COMPENSATION	0	0	161	600	500
		Total Salaries and Benefits	**0**	**0**	**161**	**92,100**	**53,900**
1001565	521200.00	PROFESSIONAL SERVICES	1,250	2,250	0	0	0
1001565	521300.00	TECHNICAL SERVICES	0	0	547	2,400	3,000
1001565	522110.00	DISPOSAL/GARBAGE PICK-UP	0	0	4,323	0	4,200
1001565	522100.00	CLEANING	0	616	70,649	144,000	216,000
1001565	522210.00	REPAIRS & MAINTENANCE-ROW	0	0	1,267	5,000	50,000
1001565	522220.00	REPAIRS & MAINTENANCE-VEHICLES	0	72	13,447	2,500	15,000
1001565	522230.00	REPAIRS & MAINTENANCE-BLDGS	0	1,822	43,146	4,800	50,000
1001565	522310.00	BUILDING OPERATING LEASE	12,351	45,848	251,696	307,500	468,100
1001565	523600.00	DUES & FEES	0	1,282	5,477	6,000	6,000
1001565	531100.00	GENERAL OPERATING SUPPLIES	4,556	2,358	16,210	10,000	15,000
1001565	531210.00	WATER	0	158	3,242	3,600	6,200
1001565	531220.00	NATURAL GAS	0	1,867	3,011	2,400	10,800
1001565	531230.00	ELECTRICITY	0	4,931	22,021	15,600	26,700
1001565	531600.00	SMALL TOOLS & EQUIPMENT	2,213	3,050	22,652	1,000	15,000
1001565	541200.00	SITE IMPROVEMENTS	0	1,653,971	1,024,879	1,200,000	600,000
1001565	542300.00	FURNITURE & FIXTURES	0	29,467	56,550	0	0
		Total Operations and Capital	20,370	1,747,691	1,539,116	1,704,800	1,486,000
		Total	**20,370**	**1,747,691**	**1,539,277**	**1,796,900**	**1,539,900**

PERSONNEL INFORMATION - FACILITIES & PROPERTY MANAGEMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Facilities Tech (PT)	0	0	0	1	1
TOTAL POSITIONS	**0**	**0**	**0**	**1**	**1**

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
COMMUNICATIONS							
1001570	511100.00	REGULAR SALARIES	0	33,386	256,830	295,300	459,000
1001570	512100.00	HEALTH INSURANCE	0	5,310	64,772	76,800	170,100
1001570	512200.00	SOCIAL SECURITY	0	2,070	16,608	18,300	28,500
1001570	512300.00	MEDICARE	0	484	3,884	4,300	6,700
1001570	512401.00	RETIREMENT CONTRIBUTIONS	0	2,216	3,613	16,700	26,200
1001570	512700.00	WORKERS' COMPENSATION	0	0	776	2,900	4,600
		Total Salaries and Benefits	**0**	**43,466**	**346,483**	**414,300**	**695,100**
1001570	521200.00	PROFESSIONAL SERVICES	16,450	5,800	20,000	50,000	140,000
1001570	521300.00	TECHNICAL SERVICES	0	2,397	28,693	29,000	69,000
1001570	521330.00	EVENT SERVICES	0	0	6,500	7,000	0
1001570	523300.00	ADVERTISING	6,120	11,766	28,503	28,750	71,000
1001570	523500.00	TRAVEL	0	0	0	0	13,800
1001570	523600.00	DUES & FEES	302	100	0	0	1,500
1001570	523700.00	EDUCATION/TRAINING	3,500	0	0	0	13,800
1001570	523900.00	CONTRACTUAL SERVICES	6,452	13,109	3,060	5,000	15,000
1001570	531100.00	GENERAL OPERATING SUPPLIES	8,473	611	45,964	35,000	45,000
1001570	531600.00	SMALL EQUIPMENT < $10,000	0	0	0	0	15,000
1001570	542100.00	MACHINERY & EQUIPMENT	0	0	0	15,000	0
		Total Operations and Capital	41,297	33,783	132,719	169,750	384,100
		Total	**41,297**	**77,249**	**479,202**	**584,050**	**1,079,200**

PERSONNEL INFORMATION - COMMUNICATIONS

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Communications Director	0	1	1	1	1
Digital Communications Specialist	0	1	1	1	1
Graphics Designer	0	1	1	1	1
Visual Media Specialist	0	0	0	0	1
Administrative Assistant	0	0	0	0	1
TOTAL POSITIONS	**0**	**3**	**3**	**3**	**5**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
GENERAL ADMINISTRATION							
1001595	511200.00	PART-TIME/SEASONAL EMPLOYEES	0	6,794	5,541	78,000	78,000
1001595	512200.00	SOCIAL SECURITY	0	421	344	4,800	4,800
1001595	512300.00	MEDICARE	0	99	80	1,100	1,100
1001595	512700.00	WORKERS' COMPENSATION	0	0	215	800	800
1001595	521200.00	PROFESSIONAL SERVICES	0	243	150,000	150,000	410,000
1001595	521300.00	TECHNICAL SERVICES	0	7,376	292	0	0
1001595	522320.00	POSTAGE	0	25	0	0	1,000
1001595	523600.00	DUES & FEES	0	0	0	0	25,000
1001595	523900.00	OTHER PURCHASED COSTS	0	0	0	0	35,000
1001595	531100.00	GENERAL OPERATING SUPPLIES	0	10,617	0	0	0
1001595	579000.00	CONTINGENCY	0	0	0	0	50,000
		Total	**0**	**25,574**	**156,472**	**234,700**	**605,700**

PERSONNEL INFORMATION - GENERAL ADMINISTRATION

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Seasonal (PT)	0	0	5	5	5
TOTAL POSITIONS	**0**	**0**	**5**	**5**	**5**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
MUNICIPAL COURT							
1002650	511100.00	REGULAR SALARIES	0	529	222,550	345,000	511,000
1002650	512101.00	HEALTH INSURANCE	0	0	55,438	76,800	170,100
1002650	512200.00	SOCIAL SECURITY	0	33	13,445	21,400	31,400
1002650	512300.00	MEDICARE	0	8	13,650	5,000	7,300
1002650	512401.00	RETIREMENT CONTRIBUTIONS	0	1,120	4,267	19,700	28,900
1002650	512700.00	WORKERS' COMPENSATION	0	0	937	3,500	5,100
		Total Salaries and Benefits	**0**	**1,689**	**310,286**	**471,400**	**753,800**
1002650	521200.00	PROF SERVICES-GENERAL	0	0	24,450	20,000	55,000
1002650	521250.00	PROF SERVICES-SOLICITOR	0	0	7,333	70,000	45,000
1002650	521260.00	PROF SERVICES-PUBLIC DEFENDER	0	0	6,417	70,000	45,000
1002650	521300.00	TECHNICAL SERVICES	0	0	22,855	50,000	40,000
1002650	523240.00	POSTAGE	0	0	104	0	800
1002650	523400.00	PRINTING & BINDING	0	0	0	500	500
1002650	523500.00	TRAVEL	0	0	3,584	5,000	15,000
1002650	523600.00	DUES & FEES	0	0	707	2,500	2,500
1002650	523700.00	EDUCATION/TRAINING	0	0	3,227	9,000	15,000
1002650	523900.00	CONTRACTUAL SERVICES	0	0	613	5,000	5,000
1002650	523950.00	MERCHANT SERVICES CHARGES	0	0	0	2,500	0
1002650	531100.00	GENERAL OPERATING SUPPLIES	0	0	13,581	25,000	15,000
1002650	531300.00	FOOD & HOSPITALITY	0	0	0	0	3,000
1002650	542400.00	CAPITAL OUTLAY-COMPUTERS	0	0	38,671	0	0
		Total Operations and Capital	**0**	**0**	**121,542**	**259,500**	**241,800**
		Total	**0**	**1,689**	**431,828**	**730,900**	**995,600**

PERSONNEL INFORMATION - MUNICIPAL COURT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Court Administrator	0	1	1	1	1
Clerk of Court	0	1	1	1	1
Deputy Clerk of Court	0	0	0	0	1
Court Clerk	0	1	1	1	1
Deputy Court Clerk	0	0	0	0	1
Administrative Assistant	0	0	0	0	1
TOTAL POSITIONS	**0**	**3**	**3**	**3**	**6**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
PUBLIC WORKS							
1004100	521200.00	PROFESSIONAL SERVICES	0	0	0	0	150,000
1004100	522210.00	ROW MAINTENANCE	0	0	0	0	50,000
1004100	523900.00	CONTRACTUAL SERVICES	0	0	0	0	20,000
1004100	531100.00	GENERAL OPERATING SUPPLIES	0	0	0	0	5,000
		Total Operations and Capital	**0**	**0**	**0**	**0**	**225,000**
		Total	**0**	**0**	**0**	**0**	**225,000**
SUSTAINABILITY GREENSPACE & BEAUTIFICATION							
1004500	511100.00	REGULAR SALARIES	0	47,819	170,072	194,600	312,100
1004500	512101.00	HEALTH INSURANCE	0	5,363	25,117	51,200	85,100
1004500	512200.00	SOCIAL SECURITY	0	2,965	10,273	12,100	19,300
1004500	512300.00	MEDICARE	0	693	2,401	2,900	4,500
1004500	512401.00	RETIREMENT CONTRIBUTIONS	0	1,552	2,100	10,800	12,700
1004500	512700.00	WORKERS' COMPENSATION	0	0	509	1,900	3,100
		Total Salaries and Benefits	**0**	**58,392**	**210,472**	**273,500**	**436,800**
1004500	521200.00	PROFESSIONAL SERVICES	0	0	50,000	75,000	170,000
1004500	523300.00	ADVERTISING	0	0	1,928	1,000	7,500
1004500	523400.00	PRINTING & BINDING	0	345	0	1,000	2,000
1004500	523500.00	TRAVEL	0	699	1,116	7,400	9,400
1004500	523600.00	DUES & FEES	0	455	3,319	5,000	5,000
1004500	523700	EDUCATION/TRAINING	0	3,660	53	8,500	9,400
1004500	523900.00	CONTRACTUAL SERVICES	0	128	0	5,000	65,000
1004500	531100.00	GENERAL OPERATING SUPPLIES	0	1,893	14,683	20,000	30,000
1004500	531600.00	SMALL TOOLS & EQUIPMENT	0	558	50,000	80,000	80,000
1004500	542200.00	VEHICLES	0	56,674	0	0	0
1004500	572000.00	PAYMENTS TO OTHER AGENCIES	0	0	4,950	5,000	0
		Total Operations and Capital	0	64,412	126,049	207,900	378,300
		Total	**0**	**122,804**	**336,521**	**481,400**	**815,100**

PERSONNEL INFORMATION - SUSTAINABILITY GREENSPACE & BEAUTIFICATION

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
SGB Director	0	1	1	1	1
Program Manager	0	0	1	1	1
Specialists (PT)	0	0	0	0	2
TOTAL POSITIONS	**0**	**1**	**2**	**2**	**4**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
PARKS & RECREATION							
1006200	511100.00	REGULAR SALARIES	0	30,985	161,106	350,600	561,400
1006200	511200.00	PT/SEASONAL EMPLOYEES	0	0	1,646	78,000	78,000
1006200	512101.00	HEALTH INSURANCE	0	2,654	23,053	153,700	170,100
1006200	512200.00	SOCIAL SECURITY	0	1,906	10,007	39,000	39,300
1006200	512300.00	MEDICARE	0	445	2,340	9,100	9,200
1006200	512401.00	RETIREMENT CONTRIBUTIONS	0	7,424	6,800	31,400	30,500
1006200	512700.00	WORKERS COMPENSATION	0	0	1,686	6,300	6,300
		Total Salaries and Benefits	**0**	**43,415**	**206,638**	**668,100**	**894,800**
1006200	521200.00	PROF SVCS-GENERAL	0	4,450	8,953	10,000	20,000
1006200	521300.00	TECHNICAL SERVICES	0	306	1,007	0	2,900
1006200	521330.00	EVENTS	0	42,037	42,457	50,000	0
1006200	522300.00	RENTALS-EQUIPMENT	0	0	0	0	44,700
1006200	522230.00	RENTALS-BLDGS & FACILITIES	0	0	0	0	5,000
1006200	523300.00	ADVERTISING	0	819	10,861	0	18,000
1006200	523400.00	PRINTING & BINDING	0	0	1,886	0	9,400
1006200	523500.00	TRAVEL	0	187	3,039	11,100	19,000
1006200	523600.00	DUES & FEES	0	0	0	5,000	5,000
1006200	523700.00	EDUCATION/TRAINING	0	0	5,314	34,700	19,000
1006200	523900.00	CONTRACTUAL SERVICES	0	130	40,016	5,000	47,300
1006200	523952.00	CREDIT CARD PROCESSING FEES	0	0	483	0	0
1006200	531100.00	GENERAL OPERATING SUPPLIES	0	2,099	15,875	20,000	18,000
1006200	531600.00	SMALL TOOLS & EQUIPMENT	0	0	7,500	10,000	10,000
1006200	531750.00	UNIFORMS	0	7	2,611	5,000	10,000
		Total Operations and Capital	0	50,036	140,002	150,800	228,300
		Total	**0**	**93,451**	**346,640**	**818,900**	**1,123,100**

PERSONNEL INFORMATION - PARKS & RECREATION

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Parks & Recreation Director	0	0	1	1	1
Deputy Director	0	0	0	1	1
Operations & Facilities Manager	0	0	0	1	1
Event Coordinator	0	1	1	2	2
Program Manager	0	0	0	1	1
Seasonal (PT)	0	0	5	5	5
TOTAL POSITIONS	**0**	**1**	**7**	**11**	**11**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
COMMUNITY DEVELOPMENT							
1007000	511100.00	REGULAR SALARIES	19,038	373,544	1,408,329	1,510,800	2,067,200
1007000	512101.00	HEALTH INSURANCE	0	70,216	289,355	384,100	595,400
1007000	512200.00	SOCIAL SECURITY	293	22,610	85,286	93,700	128,200
1007000	512300.00	MEDICARE	245	5,288	19,946	21,900	30,000
1007000	512401.00	RETIREMENT CONTRIBUTIONS	0	4,968	16,692	85,600	116,000
1007000	512700.00	WORKERS' COMPENSATION	0	0	4,015	15,000	20,300
		Total Salaries and Benefits	**19,577**	**476,625**	**1,823,622**	**2,111,100**	**2,957,100**
1007000	521200.00	PROFESSIONAL SERVICES	1,405	391,539	346,127	315,000	400,000
1007000	521300.00	TECHNICAL SERVICES	1,275	27,385	71,595	80,000	105,000
1007000	523300.00	ADVERTISING	0	2,091	3,749	3,500	4,500
1007000	523400.00	PRINTING & BINDING	0	2,399	5,259	0	5,000
1007000	523500.00	TRAVEL	0	2,026	8,197	15,000	61,750
1007000	523600.00	DUES & FEES	0	2,909	5,158	5,000	13,500
1007000	523700.00	EDUCATION/TRAINING	3,400	1,884	19,008	48,000	61,750
1007000	523900.00	CONTRACTUAL SERVICES	70,442	916	2,885	5,000	10,000
1007000	523950.00	MERCHANT SERVICES CHARGES	0	52,658	66,974	60,000	20,000
1007000	531100.00	GENERAL OPERATING SUPPLIES	0	5,173	28,201	35,000	25,000
1007000	531300.00	FOOD & MEALS	0	259	3,990	0	2,500
1007000	531600.00	SMALL EQUIPMENT (<$10,000)	0	0	3,157	0	25,000
1007000	542200.00	VEHICLES	0	80,228	0	0	0
1007000	542400.00	COMPUTER EQUIPMENT	148,724	14,900	10,005	0	0
1007000	572000.00	PAYMENTS TO OTHER AGENCIES	0	100,000	100,000	150,000	0
		Total Operations and Capital	225,246	684,366	674,305	716,500	734,000
		Total	**244,823**	**1,160,991**	**2,497,927**	**2,827,600**	**3,691,100**

PERSONNEL INFORMATION - COMMUNITY DEVELOPMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Community Development Director	1	1	1	1	1
Deputy Director	0	0	1	1	1
Chief Building Official	0	1	1	1	1
Building Inspector Supervisor	0	1	1	1	1
Building Inspector	0	2	2	2	3
Planning and Zoning Manager	0	1	1	1	1
Business License Supervisor	0	1	1	1	1
Business License Compliance	0	0	0	0	1
Senior Planner	0	2	2	2	2
Planner	0	2	2	2	2
Comm Dev Clerk	0	4	4	4	5
Permit Coordinator	0	0	1	0	1
Land Development Manager	0	0	0	0	1
Administrative Assistant	1	1	1	1	1
TOTAL POSITIONS	**2**	**16**	**18**	**17**	**22**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
CODE ENFORCEMENT							
1007420	511100.00	REGULAR SALARIES	0	201,185	522,067	651,900	732,800
1007420	512101.00	HEALTH INSURANCE	0	21,192	108,832	179,300	283,500
1007420	512200.00	SOCIAL SECURITY	0	12,148	30,180	40,400	45,400
1007420	512300.00	MEDICARE	0	2,841	7,059	9,500	10,600
1007420	512401.00	RETIREMENT CONTRIBUTIONS	0	7,496	7,212	37,000	41,800
1007420	512700.00	WORKERS' COMPENSATION	0	0	1,740	6,500	7,300
		Total Salaries and Benefits	**0**	**244,862**	**677,090**	**924,600**	**1,121,400**
1007420	521200.00	PROFESSIONAL SERVICES	0	0	0	10,000	0
1007420	521300.00	TECHNICAL SERVICES	0	301	35,720	40,000	0
1007420	523240.00	POSTAGE	0	0	880	0	0
1007420	523400.00	PRINTING & BINDING	0	2,827	692	0	700
1007420	523500.00	TRAVEL	0	1,982	8,080	10,000	22,000
1007420	523600.00	DUES & FEES	0	356	2,248	5,000	5,000
1007420	523700.00	EDUCATION/TRAINING	0	5,493	16,077	26,600	22,000
1007420	523900.00	CONTRACTUAL SERVICES	0	1,012	260	5,000	5,000
1007420	531100.00	OPERATING SUPPLIES	0	5,654	13,731	26,500	27,500
1007420	531300.00	FOOD & HOSPITALITY	0	0	499	3,500	2,500
1007420	531600.00	SMALL EQUIPMENT <$10,000	0	0	0	0	2,500
1007420	531700.00	UNIFORMS	0	990	9,354	7,000	9,000
1007420	542400.00	VEHICLES	0	175,544	0	0	0
		Total Operations and Capital	**0**	**194,159**	**87,542**	**133,600**	**96,200**
		Total	**0**	**439,021**	**764,632**	**1,058,200**	**1,217,600**

PERSONNEL INFORMATION - CODE ENFORCEMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Code Enforcement Director	0	1	1	1	1
Code Enforcement Supervisor	0	2	2	2	2
Code Enforcement Officer	0	4	4	4	5
Administrative Assistant	0	0	1	1	1
TOTAL POSITIONS	**0**	**7**	**8**	**8**	**9**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
ECONOMIC DEVELOPMENT							
1007510	511100.00	REGULAR SALARIES	0	17,937	312,992	294,300	423,700
1007510	512101.00	HEALTH INSURANCE	0	57	56,994	76,800	113,400
1007510	512200.00	SOCIAL SECURITY	0	1,075	18,079	18,200	26,300
1007510	512300.00	MEDICARE	0	252	4,228	4,300	6,100
1007510	512401.00	RETIREMENT CONTRIBUTIONS	0	0	3,653	16,800	24,100
1007510	512700.00	WORKERS' COMPENSATION	0	0	777	2,900	4,200
		Total Salaries and Benefits	**0**	**19,321**	**396,724**	**413,300**	**597,800**
1007510	521200.00	PROFESSIONAL SERVICES	0	0	103,081	150,000	265,000
1007510	521300.00	TECHNICAL SERVICES	0	0	5,280	8,600	5,500
1007510	523300.00	ADVERTISING	0	0	740	18,000	12,000
1007510	523400.00	PRINTING & BINDING	0	0	0	4,000	4,000
1007510	523500.00	TRAVEL	0	0	8,176	7,000	12,500
1007510	523600.00	DUES & FEES	0	0	938	3,800	4,800
1007510	523700.00	EDUCATION/TRAINING	0	0	3,770	5,500	12,500
1007510	523900.00	CONTRACTUAL SERVICES	0	0	0	2,000	2,000
1007510	531100.00	OPERATING SUPPLIES	0	0	2,886	3,000	3,000
1007510	531300.00	FOOD & MEALS	0	0	163	3,600	5,000
1007510	570000.00	PAYMENTS TO OTHER AGENCIES	0	0	0	0	100,000
		Total Operations and Capital	**0**	**0**	**125,035**	**205,500**	**426,300**
		Total	**0**	**19,321**	**521,759**	**618,800**	**1,024,100**

PERSONNEL INFORMATION - ECONOMIC DEVELOPMENT

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Economic Development Director	0	1	1	1	1
Economic Development Deputy Directo	0	0	0	0	1
Project Manager	0	1	1	1	0
Special Projects Coordinator	0	0	0	0	1
Administrative Assistant	0	0	1	1	1
TOTAL POSITIONS	**0**	**2**	**3**	**3**	**4**

GENERAL FUND 100 - EXPENDITURES
FY 2027 APPROVED BUDGET

			2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
OTHER USES							
1009000	581300.00	LEASE PRINCIPAL	52,840	53,585	0	0	0
1009000	582300.00	LEASE INTEREST EXPENSE	160	91,816	0	0	0
1009000	611220.00	TRANSFER TO TREE FUND	0	0	160,000	160,000	0
1009000	611271.00	TRANSFER TO PS SDS FUND	0	0	3,000,000	3,000,000	0
1009000	611350.00	TRANSFER TO GRANTS FUND	0	0	0	0	100,000
1009000	611300.00	TRANSFER TO CAPITAL PROJECTS	0	0	1,400,000	1,400,000	3,000,000
1009000	611975.00	TRANSFER TO URA	0	0	740,333	740,333	973,910
		Total	**53,000**	**145,400**	**5,300,333**	**5,300,333**	**4,073,910**
GENERAL FUND TOTAL EXPENDITURES			**1,617,111**	**6,798,760**	**17,052,277**	**20,356,093**	**23,246,710**
NET CHANGE IN FUND BALANCE			4,845,414	3,074,437	4,457,207	(2,954,000)	(4,868,710)
FUND BALANCE BEGINNING OF YEAR			0	4,845,414	7,919,851	7,919,851	12,377,058
FUND BALANCE END OF YEAR			4,845,414	7,919,851	12,377,058	4,965,851	7,508,348

TREE & BEAUTIFICATION FUND 220
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
DEVELOPMENT IMPACT FEES	0	0	0	0	0
TRANSFER IN FROM GENERAL FUND	0	0	160,000	160,000	0
TOTAL REVENUES	**0**		**160,000**	**160,000**	**0**
EXPENDITURES:					
APPROVED PROJECTS	0	0	0	160,000	160,000
TOTAL EXPENDITURES	**0**		**0**	**160,000**	**160,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**160,000**	**0**	**(160,000)**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**160,000**
FUND BALANCE END OF YEAR	**0**	**0**	**160,000**	**0**	**0**

OPERATING GRANTS FUND 250
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
GRANTS REVENUE	0	0	24,000	24,000	0
TOTAL REVENUES	**0**	**0**	**24,000**	**24,000**	**0**
EXPENDITURES:					
MAYORS ALLIANCE ACTION FUND	0	0	10,000	24,000	14,000
TOTAL EXPENDITURES	**0**	**0**	**10,000**	**24,000**	**14,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**14,000**	**0**	**(14,000)**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**14,000**
FUND BALANCE END OF YEAR	**0**	**0**	**14,000**	**0**	**0**

SPECIAL SERVICE DISTRICT-SIX FLAGS FUND 270
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
PROPERTY TAXES	0	0	1,392,061	1,250,000	1,250,000
INTEREST INCOME	0	0	0	0	0
TOTAL REVENUES	**0**		**1,392,061**	**1,250,000**	**1,250,000**
EXPENDITURES:					
CONTRACTED SERVICES	0	0	62,000	54,000	54,000
CONTINGENCY	0	0	0	1,196,000	1,196,000
TOTAL EXPENDITURES	**0**	**0**	**62,000**	**1,250,000**	**1,250,000**
NET CHANGE IN FUND BALANCE	**0**		**1,330,061**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**		**0**	**0**	**1,330,061**
FUND BALANCE END OF YEAR	**0**		**1,330,061**	**0**	**1,330,061**

SPECIAL SERVICE DISTRICT-PUBLIC SAFETY FUND 271
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
PROPERTY TAXES	0	0	0	0	21,000,000
OPERATING TRANSFERS IN	0	0	3,000,000	3,000,000	0
TOTAL REVENUES	**0**	**0**	**3,000,000**	**3,000,000**	**21,000,000**
EXPENDITURES:					
REGULAR SALARIES	0	0	0	0	458,200
HEALTH INSURANCE	0	0	0	0	85,100
SOCIAL SECURITY	0	0	0	0	28,400
MEDICARE	0	0	0	0	6,600
RETIREMENT CONTRIBUTIONS	0	0	0	0	26,100
WORKERS' COMPENSATION	0	0	0	0	4,600
PROF SVCS-GENERAL	0	0	0	0	100,000
TRAVEL	0	0	0	0	16,000
DUES & FEES	0	0	0	0	5,000
EDUCATION/TRAINING	0	0	0	0	23,000
CONTRACTUAL SERVICES	0	0	0	0	5,000
GENERAL SUPPLIES & MATLS	0	0	0	0	10,000
CAPITAL OUTLAY-VEHICLES	0	0	0	0	170,000
PAYMENT TO OTHER AGENCIES	0	0	3,000,000	3,000,000	20,062,000
TOTAL EXPENDITURES	**0**	**0**	**3,000,000**	**3,000,000**	**21,000,000**

PERSONNEL INFORMATION - PUBLIC SAFETY

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
Public Safety Director	0	0	0	0	1
Chief	0	0	0	0	1
Executive Assistant	0	0	0	0	1
TOTAL POSITIONS	**0**	**0**	**0**	**0**	**3**

NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

HOTEL MOTEL FUND 275
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
HOTEL/MOTEL TAX	256,484	566,343	564,431	375,000	500,000
INTEREST REVENUE	0	2,345	0	0	0
TOTAL REVENUES	**256,484**	**568,688**	**564,431**	**375,000**	**500,000**
EXPENDITURES:					
TRANSFER TO GENERAL FUND	153,890	213,258	211,662	140,625	187,500
TRANSFER TO COBB COUNTY TRAVEL & TOURISM	102,593	355,430	352,769	234,375	312,500
TRANSFER TO CITY DMO	0	0	0	0	0
TOTAL EXPENDITURES	**256,484**	**568,688**	**564,431**	**375,000**	**500,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

RENTAL MOTOR VEHICLE EXCISE TAX FUND 280
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
EXCISE TAX REVENUE	0	0	35,468	35,468	30,000
INTEREST REVENUE	0	0	0	0	0
TOTAL REVENUES	**0**	**0**	**35,468**	**35,468**	**30,000**
EXPENDITURES:					
TRANSFER TO GENERAL FUND	0	0	35,468	35,468	30,000
TOTAL EXPENDITURES	**0**	**0**	**35,468**	**35,468**	**30,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

CAPITAL PROJECTS FUND 300
FY 2027 APPROVED BUDGET

Project Code	Description	Previous City Funding to Date	Total Exp/Enc to Date	Project to Date Balance	2027 City Funding	2027 Budget
REVENUES:						
FEDERAL/STATE/OTHER OUTSIDE FUNDING		0	0	0	0	0
TRANSFER FROM GENERAL FUND		1,400,000	0	1,400,000	3,000,000	4,400,000
USE OF FUND BALANCE		0	(588,293)	(588,293)	0	(588,293)
TOTAL REVENUES						**3,811,707**
EXPENDITURES:						
SMALL PROJECTS						
	Capital Contingency	750,000	0	750,000	750,000	1,500,000
	Capital Purchase - Computer SW Finance	0	0	0	250,000	250,000
	Capital Purchase - Computer SW Comm Dev	0	0	0	250,000	250,000
	Capital Purchase - Computer Software	50,000	0	50,000	50,000	100,000
	Capital Purchase - Computer Equipment	100,000	91,838	8,162	100,000	108,162
	Capital Purchase - Vehicles	500,000	496,455	3,545	600,000	603,545
		1,400,000	**588,293**	**811,707**	**2,000,000**	**2,811,707**
FACILITY PROJECTS						
F0001	Operations Building	0	0	0	0	0
		0	**0**	**0**	**0**	**0**
PARKS PROJECTS						
P0001	Community Building	0	0	0	1,000,000	1,000,000
P0002	Silver Comet	0	0	0	0	0
		0	**0**	**0**	**1,000,000**	**1,000,000**
TOTAL CAPITAL PROJECTS		**1,400,000**	**588,293**	**811,707**	**3,000,000**	**3,811,707**

CAPITAL GRANTS FUND 350
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
GRANTS REVENUE	0	0	0	0	3,364,000
TRANSFER IN FROM GENERAL FUND	0	0	0	0	100,000
TOTAL REVENUES	**0**	**0**	**0**	**0**	**3,464,000**
EXPENDITURES:					
CDBG	0	0	0	0	264,000
SS4A	0	0	0	0	300,000
LCI	0	0	0	0	200,000
LMIG	0	0	0	0	2,700,000
TOTAL EXPENDITURES	**0**	**0**	**0**	**0**	**3,464,000**
NET CHANGE IN FUND BALANCE	**0**	**0**	**0**	**0**	**0**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**0**	**0**	**0**
FUND BALANCE END OF YEAR	**0**	**0**	**0**	**0**	**0**

URBAN REDEVELOPMENT AUTHORITY FUND 975
FY 2027 APPROVED BUDGET

	2024 Actual	2025 Actual	2026 Projected	2026 Budget	2027 Budget
REVENUES:					
BOND PROCEEDS	0	5,225,000	6,740,000	0	0
INTEREST INCOME	0	43,424	74,258	0	0
TRANSFER FROM GENERAL FUND	0	0	740,333	740,333	973,910
TOTAL REVENUES	**0**	**5,268,424**	**7,554,591**	**740,333**	**973,910**
EXPENDITURES:					
DEBT ISSUANCE COSTS	0	221,250	223,528	0	0
CAPITAL OUTLAY - LAND	0	2,262,919	5,919,997	0	3,236,504
PRINCIPAL PAYMENT	0	110,000	265,000	265,000	380,000
INTEREST EXPENSE	0	108,484	475,333	475,333	593,910
TOTAL EXPENDITURES	**0**	**2,702,653**	**6,883,858**	**740,333**	**4,210,414**
NET CHANGE IN FUND BALANCE	**0**	**2,565,771**	**670,733**	**0**	**(3,236,504)**
FUND BALANCE BEGINNING OF YEAR	**0**	**0**	**2,565,771**	**0**	**3,236,504**
FUND BALANCE END OF YEAR	**0**	**2,565,771**	**3,236,504**	**0**	**0**



FY 2027 PROPOSED BUDGET REVIEW

William Tanks, City Manager

Karen Ellis, Finance Director



EXECUTIVE BUDGET SUMMARY

Description	Estimated Fiscal Amount
Unreserved Fund Balance (7/1/2026)	$12,377,058
Total Operating Revenues	$18,378,000
Total Departmental Expenditures	($23,246,710)
Use of Fund Balance for One-Time Costs	($4,868,710)
Ending Unreserved Fund Balance	**$7,508,348**

STRATEGIC ONE-TIME USES



MASTER PLAN & UDC REWRITE

$500,000



REDEVELOPMENT & HOUSING

$415,000



FLEET VEHICLE ADDITIONS

$600,000



SOFTWARE & EQUIPMENT

$650,000

OTHER ALLOCATIONS

$2,350,000 is set aside for Future Land Use and Leasehold Improvements to ensure long-term stability and **$360,000** is allocated towards Public Health & Safety initiatives and Grant Match funding.

FUND BALANCE COMPLIANCE

37.3%

Actual Reserve

25.0%

Required by Policy

12.3% Excess Over Requirement

The City of Mableton remains in strong fiscal health, maintaining reserves well above the minimum ordinance requirement even after funding significant one-time capital projects.

ALL FUNDS - BUDGET SUMMARY

Fund Name	Balance
General Fund	$23,246,710
Tree & Beautification Fund	$160,000
Operating Grant Fund	$14,000
Six Flags SSD Fund	$1,250,000
Public Safety SSD Fund	$21,000,000
Hotel / Motel Tax Fund	$500,000
Rental Motor Vehicle Excise Tax Fund	$30,000
Capital Projects Fund	$3,811,707
Capital Grant Fund	$3,464,000
Urban Redevelopment Agency Fund	$4,210,414
Total Funds	**$57,686,831**

QUESTIONS?

MABLETON
GEORGIA
Est. 2022

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Second Read - Consideration and Approval of an Ordinance Amending Chapter 2, Administration, of the City of Mableton Code of Ordinances (Deferred from June 10, 2026 meeting) **TO BE DEFERRED TO THE SPECIAL CALLED MEETING** - City Attorney Emilia Walker-Ashby

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Chapter 2, Article 4, City Department Ordinance Rev. 6.8.26

STATE OF GEORGIA **ORD 2026-04-**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, OF THE CITY CODE OF ORDINANCES AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, the City Council is authorized by the city Charter Sec. 1.13 and O.C.G.A. § 36-35-3 to adopt ordinances relating to its operations, affairs and local government;

WHEREAS, the City Council desires through this Ordinance to update Chapter 2, Administration, of the City Code of Ordinances as set forth herein; and

WHEREAS, the City Council finds this Ordinance to be in the bests interest of the health, safety and welfare of the City.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton as follows:

Section 1. Chapter 2, Administration, of the City Code of Ordinances is hereby amended by adding a new Article 4, Personnel, to read as follows:

Sec. 2.4.1 City Departments.

The City is comprised of departments, as authorized, identified and set forth in the city's charter and ordinances, and as further identified annually in the city's budget ordinance. Each department shall have duties and functions as authorized and set forth in the city's charter, ordinances, resolutions, policies, rules and procedures, and as further prescribed by the mayor, city council and city manager as authorized under the city charter and other applicable laws. The city manager may remove, suspend or discipline at any time any directors and/or employees of the city, except for the city clerk, judges of the municipal court and the city attorney.

****

Section 2. It is hereby declared to be the intention of the City Council that:

(a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
(b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
(c) To the greatest extent allowed by law, each and every section, paragraph, sentence or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
(d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall

in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be its date of adoption otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST: CITY OF MABLETON, GEORGIA:

_____ _____

Susan D. Hiott, City Clerk Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____

Emilia Walker-Ashby, City Attorney

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: Consideration and Approval of Resolution Adopting Cobb County Hazard Mitigation Plan - Chief Building Official Marcus Robinson

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Presentation
2. Cobb County Georgia Local Hazard Mitigation Plan Update March 2026
3. TEMPLATE Municipal resolution adopting HM plan



ADOPTION OF THE 2026 COBB COUNTY LOCAL HAZARD MITIGATION PLAN (LHMP)

MARCUS ROBINSON, CBO



PURPOSE OF THE PLAN

- **Context:** Compliance with the Disaster Mitigation Act of 2000.
- **Primary Benefit:** Ensures eligibility for federal hazard mitigation funding.
- **Core Objective:** Minimize risk to people, property, and critical infrastructure from natural and man-made hazards (e.g., flooding, severe weather, wildfires).





MABLETON'S ROLE IN THE PROCESS

- **Collaboration:** Participation in the Cobb County Mitigation Planning Committee (MPC).

- **Capability Assessment:** Review of Mableton's administrative, technical, and regulatory frameworks.

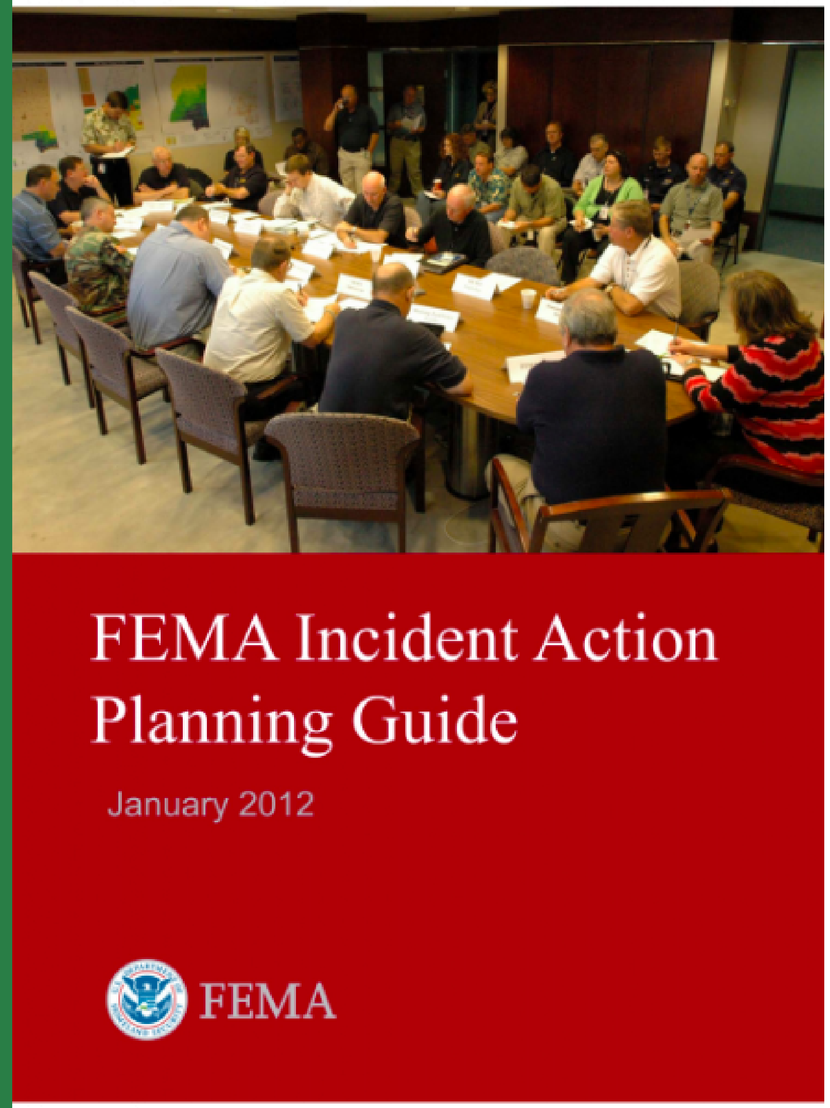
- **Community Input:** Participation in the public survey process (conducted Feb-March 2026).

MITIGATION GOALS

- ***Goal 1:*** **Reduce risk to people and property.**
- ***Goal 2:*** **Protect vulnerable populations, structures, and critical facilities.**
- ***Goal 3:*** **Improve public outreach, education, and awareness.**
- ***Goal 4:*** **Enhance communication and coordination among agencies and the public.**
- ***Goal 5:*** **Reduce life-safety risks from High Hazard Potential Dams.**



MITIGATION STRATEGY AND PRIORITIZATION



•**Methodology:**

Used FEMA's recommended **STAPLEE** criteria (Social, Technical, Administrative, Political, Legal, Economic, and Environmental).

•**Action Categories:**

- Local plans and regulations
- Infrastructure projects
- Natural system protection
- Public education and awareness



ADOPTION AND NEXT STEPS

- **Requirement:** Formal adoption by the City Council via a resolution.
- **Action Needed:** Signed resolution letter must be submitted to Cobb County EMA for inclusion in the final plan and submission to GEMA/FEMA.
- **Deadline:** All adoptions must be completed by November 2026.

KEY NOTES

- **The "Why":** For every $1 spent on federal mitigation grants, it saves $6 on average in future disaster recovery costs.

- **Status:** The plan is currently in the adoption phase after GEMA approval. Mableton is listed as a participating jurisdiction in the 2026 update.

- **NFIP Note:** Mableton is currently working through NFIP enrollment steps, which is a key part of the jurisdiction's long-term flood mitigation strategy.



QUESTIONS?

March 2026

Cobb County, Georgia
Local Hazard Mitigation Plan Update

Encompassing:

- **Cobb County**
- **City of Acworth**
- **City of Austell**
- **City of Kennesaw**
- **City of Mableton**
- **City of Marietta**
- **City of Powder Springs**
- **City of Smyrna**

Prepared By:
Blue Umbrella Solutions

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A Participating Jurisdiction Adoption Documentation and FEMA Region IV Approval Documentation
B Community Feedback
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List of Commonly Used Acronyms

Acronym	Meaning
EAL	Expected Annual Loss
CRS	Community Rating System
CCEMA	Cobb County Emergency Management Agency
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
FMA	Flood Mitigation Assistance
GIS	Geographic Information System
GEMA	Georgia Emergency Management Agency
HMA	Hazard Mitigation Assistance
HMGP	Hazard Mitigation Grant Program
LHMP	Local Hazard Mitigation Plan
MPC	Mitigation Planning Committee
NCEI	National Centers for Environmental Information
NFIP	National Flood Insurance Program
NID	National Inventory of Dams
NOAA	National Oceanic and Atmospheric Administration
NRI	National Risk Index
NWS	National Weather Service
RAPT	Resilience Analysis and Planning Tool
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USGS	United States Geologic Survey
WUI	Wildland/Urban Interface

Section 1 – Introduction, Assurances, Incorporation, and Adoption

1.1 Introduction

Hazard mitigation is commonly defined as sustained action taken to reduce or eliminate long-term risk to people and their property from hazards and their effects. Hazard mitigation planning provides communities with a roadmap to aid in the creation and revision of policies and procedures, and the use of available resources, to provide long-term, tangible benefits to the community. A well-designed hazard mitigation plan provides communities with realistic actions that can be taken to reduce potential vulnerability and exposure to identified hazards.

This Local Hazard Mitigation Plan (LHMP) was prepared to provide sustained actions to eliminate or reduce risk to people and property from the effects of natural and man-made hazards. This plan documents the planning process for Cobb County and its participating jurisdictions, and it identifies applicable hazards, vulnerabilities, and hazard mitigation strategies. This plan will serve to direct available community and regional resources towards creating policies and actions that provide long-term benefits to the community. Local and regional officials can refer to the plan when making decisions regarding regulations and ordinances, granting permits, and funding capital improvements and other community initiatives.

Specifically, this hazard mitigation plan was developed to:

- Update the 2021 LHMP
- Build for a safer future for all citizens
- Foster cooperation for planning and resiliency
- Identify, prioritize, and mitigate hazards
- Assist with sensible and effective planning and budgeting
- Educate citizens about hazards, mitigation, and preparedness
- Comply with relevant Federal requirements

This plan has been designed to be a living document, a document that will evolve to reflect changes, correct any omissions, and constantly strive to ensure the safety of all citizens.

1.2 Assurances

In an effort to reduce natural disaster losses, the United States Congress passed the Disaster Mitigation Act of 2000 (DMA 2000) in order to amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act). DMA 2000 amended the Stafford Act by repealing the previous Mitigation Planning section (409) and replacing it with a new Mitigation Planning section (322). Section 322 of the DMA makes the development of a hazard mitigation plan a specific eligibility requirement for any local government applying for Federal mitigation grant funds. This LHMP was prepared to meet the requirements of the DMA 2000, as defined in regulations set forth by the Interim Final Rule (44 Code of Federal Regulations (CFR) Part 201.6).

All adopting jurisdictions certify that they will comply with all applicable Federal statutes and regulations during the periods for which they receive grant funding, in compliance with 44 CFR 13.11(c), and will amend this plan whenever necessary to reflect changes in State or Federal laws and statutes as required in 44 CFR 13.11(d).

This hazard mitigation plan was prepared to comply with all relevant requirements of the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1988, as amended by the Disaster Mitigation Act of 2000. This plan complies with all the relevant requirements of:

- Code of Federal Regulations (44 CFR) pertaining to hazard mitigation planning
- Federal Emergency Management Agency (FEMA) planning directives and guidelines
- Interim final and final rules pertaining to hazard mitigation planning and grant funding
- Relevant presidential directives
- Office of Management and Budget circulars
- Any additional and relevant federal government documents, guidelines, and rules

Additionally, this LHMP has been completed to address all State of Georgia recommendations and requirements concerning hazard mitigation planning and the requirements of FEMA's Local Mitigation Planning Policy Guide, including all revisions that went into effect April 11, 2025.

1.3 Authorities

The LHMP relies on the authorities given to participating jurisdictions by its citizens and encoded in local and state law. This plan is intended to be consistent with all policies and procedures that govern activities related to the mitigation programming and planning. In all cases of primacy, State of Georgia and local laws, statutes, and policies will supersede the provisions of the plan.

1.4 Participating Jurisdictions

In order to have an approved hazard mitigation plan, DMA 2000 and 44 CFR § 201.6 require that each jurisdiction choosing to participate must demonstrate meaningful participation in the planning process. For this plan, meaningful participation benchmarks included:

- Participation in planning meetings when able, or through alternate engagement such as phone calls, emails, or review of materials
- Provision of local data, maps, and other information to support plan development
- Identification of jurisdiction-specific mitigation actions
- Review and comment on draft plan sections
- Contribution to fostering the public input process
- Formal adoption of the plan following FEMA approval

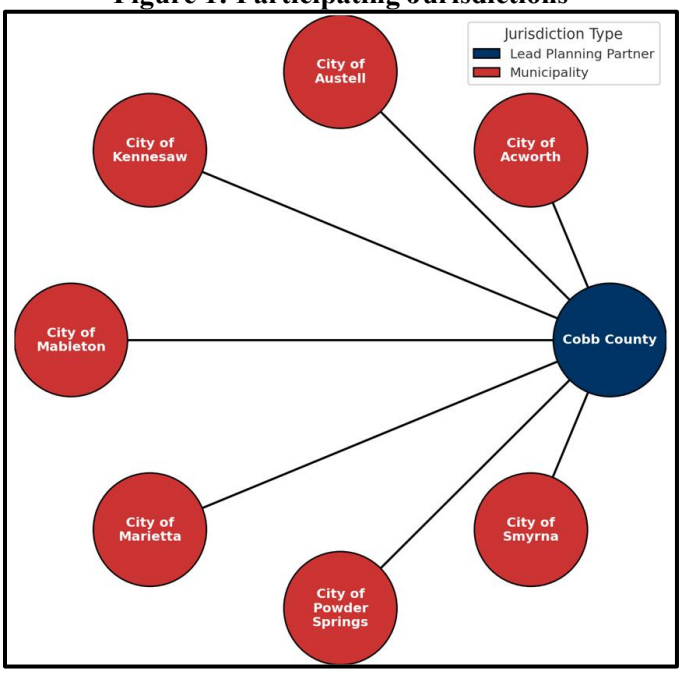
As noted in FEMA's Local Mitigation Plan Review Guide, participation is not limited to meeting attendance, but may be demonstrated through a range of activities, including reviewing and commenting on draft materials, providing local data, identifying mitigation actions, and coordinating with the planning team. Accordingly, all participating jurisdictions, both those able to attend formal meetings and those that engaged through alternative methods, met FEMA's defined participation requirements.

Based on the above criteria, the following jurisdictions participated in the planning process and will adopt the approved hazard mitigation plan:

Table 1: Participating Jurisdiction

Jurisdiction	Meeting Attendance or Alternate Engagement	Data Provision	Mitigation Actions	LHMP Review	Foster Public Input
Cobb County	x	x	x	x	x
City of Acworth (Acworth)	x	x	x	x	x
City of Austell (Austell)	x	x	x	x	x
City of Kennesaw (Kennesaw)	x	x	x	x	x
City of Mableton (Mableton)	x	x	x	x	x
City of Marietta (Marietta)	x	x	x	x	x
City of Powder Springs (Powder Springs)	x	x	x	x	x
City of Smyrna (Smyrna)	x	x	x	x	x

Figure 1: Participating Jurisdictions



1.5 Hazard Mitigation Plan Incorporation and Integration

This hazard mitigation plan is an overarching document that both consists of and contributes to various county and local codes, plans, reports, and studies. The integration of these can provide the following community benefits:

- Align community goals, objectives, and prime concerns
- Avoid lost opportunities
- Eliminate duplication of effort

Cobb County and participating jurisdictions will continue to actively work on incorporating elements of this hazard mitigation plan into any relevant plan, code, or ordinance creation or revision. Whenever possible, Cobb County and participating jurisdictions will use existing plans, policies, procedures, and programs to aid in the implementation of identified hazard mitigation actions.

On a local level, hazard mitigation plans can be integrated into various planning documents, codes, ordinances, and initiatives to ensure a comprehensive and coordinated approach to reducing the impact of hazards. Local level plans where hazard mitigation strategies will be integrated include:

- **Codes and Ordinances:** A hazard mitigation plan can be a powerful tool for updating local codes and ordinances by providing data-driven insights and risk assessments that support stronger, more resilient community standards.
- **Comprehensive Plans:** Helps guide long-term community development to ensure future resilience against identified hazards.
- **Emergency Operations Plans:** Contribute to detailing specific actions to be taken before, during, and after disasters to reduce vulnerability and enhance community resilience.
- **Floodplain Management Program:** Uses FEMA maps and a local ordinance to control development in flood zones, require elevation/floodproofing, and participate in NFIP/CRS to reduce flood risk and insurance costs.
- **Land-Use/Zoning Plans:** Helps guide the development and zoning decisions in a way that minimizes vulnerability to hazards. This includes avoiding construction in high-risk areas and encouraging resilient building practices.

Specifically, the following table details where the previous Cobb County LHMP was utilized for jurisdictional plans:

Table 2: LHMP Jurisdictional Plan Integration

Jurisdiction	Codes and Ordinances	Comprehensive Plan	Emergency Operation Plan	Floodplain Management Plan	Land Use / Zoning Plan
Cobb County	x	x	x	x	x
Acworth	x	x	x	x	x
Austell	x	x	x	x	x
Kennesaw	x	x	x	x	x
Mableton	x	x	x		x
Marietta	x	x	x	x	x
Powder Springs	x	x	x	x	x
Smyrna	x	x	x	x	x

Integrating hazard mitigation with FEMA programs and initiatives provides many benefits to Cobb County and participating jurisdictions. These benefits include a streamlined planning and funding process for hazard mitigation projects, enhanced community resilience from the leveraging of federal programs to create a holistic approach to resilience, broad-based data sharing allowing for an improved understanding of community risk, and enhanced funding opportunities where jurisdictions can leverage multiple sources of federal funding to implement hazard mitigation actions. Programs currently being integrated into the LHMP include:

National Flood Insurance Program (NFIP):

- The NFIP is a federal program managed by FEMA which exists to provide flood insurance for property owners in participating communities, to improve floodplain management practices, and to develop maps of flood hazard areas.
- Community Rating System (CRS): NFIP's CRS incentivizes communities to go beyond minimum floodplain management standards to reduce flood risk. Communities earn CRS points for implementing flood hazard mitigation activities, which can result in lower flood insurance premiums for residents. Hazard mitigation planning can guide communities in adopting flood-specific measures that qualify for CRS points.
- Building Standards: NFIP policies encourage communities to adopt and enforce building standards to minimize flood damage. By integrating hazard mitigation planning, communities can identify and prioritize infrastructure improvements that meet or exceed NFIP standards, especially in areas vulnerable to flooding.
- Floodplain Management Plans: Developing comprehensive floodplain management plans as part of hazard mitigation planning can support NFIP compliance while addressing risks specific to community needs.

Hazard Mitigation Assistance (HMA) Grants

- Planning Support: FEMA's HMA grant programs provide funding for hazard mitigation plans. These plans can help identify, prioritize, and implement mitigation projects that reduce risk and align with FEMA's overall resilience goals.
- Eligible Project Types: HMA grants fund a variety of projects (e.g., retrofitting infrastructure, elevating buildings, property acquisitions) that can align with community-specific hazard mitigation goals. By aligning local hazard mitigation strategies with HMA-eligible project types, communities can maximize available funding to address critical risks.
- Funding Integration with Local Mitigation Projects: Communities can leverage HMA grants to implement local mitigation projects that align with broader hazard mitigation goals. For example, using funds to reduce flood risk in NFIP-insured properties or leveraging funds for innovative infrastructure resilience projects.

Threat and Hazard Identification and Risk Assessment (THIRA)

- Comprehensive Risk Identification: THIRA provides a structured approach for communities to identify and prioritize their risks based on a full spectrum of hazards, including natural and human-caused events. Integrating

hazard mitigation planning with THIRA enables communities to address multi-hazard risks with targeted mitigation strategies.

- Capability Targets Alignment: THIRA also helps communities identify capability gaps and set targets for resilience. Hazard mitigation plans can use these targets to outline mitigation actions that align with capability-building priorities, such as improving emergency response infrastructure or fortifying lifeline systems.
- Unified Risk and Capability Assessments: By integrating hazard mitigation planning with the THIRA process, communities can develop a more cohesive picture of their risk and capability needs, allowing for more focused and impactful use of FEMA resources across initiatives.

Integration of hazard mitigation into these various plans ensures that resilience efforts are embedded in the broader fabric of community development. Coordination and collaboration among different sectors and stakeholders are essential for the successful implementation of hazard mitigation strategies on the local level. Plan incorporation and integration is crucial for creating a cohesive and coordinated approach to address various aspects of hazard mitigation. All participating jurisdictions utilize similar internal procedures for plan incorporation and integration. The following represent utilized methods:

- **Cross-Referencing:** Identify and cross-reference relevant sections of different plans and policies. This involves explicitly noting connections between the goals, strategies, and actions outlined in one plan with those in others.
- **Consistency Checks:** Conduct consistency checks to ensure that the language, objectives, and strategies in different plans and policies align with each other.
- **Joint Planning Committees:** Establish joint planning committees or task forces that involve representatives from different departments or agencies responsible for various plans (for example, the MPC). These committees facilitate communication, collaboration, and the coordination of planning efforts across sectors.
- **Collaborative Workshops and Meetings:** Organize collaborative workshops and meetings to bring together stakeholders involved in different planning processes (as seen in the planning meetings for the LHMP). These forums provide an opportunity for stakeholders to share information and discuss common goals.
- **Alignment with State and Regional Plans:** Ensure that local plans align with broader regional and state plans. This involves considering regional and state priorities and incorporating them into local planning efforts to create a harmonized approach to development.
- **Data Sharing and Analysis:** Share relevant data among planning efforts and conduct joint data analysis. This helps in creating a common understanding of the challenges and opportunities, facilitating evidence-based decision-making across different plans.
- **Unified Implementation Strategies:** This involves identifying common actions and initiatives that contribute to the achievement of multiple goals outlined in various plans.

1.6 LHMP Review and Approval

This plan was submitted to Georgia Emergency Management and Homeland Security Agency (GEMA) and FEMA Region IV prior to adoption (approval pending adoption protocol). This methodology allows for a single plan adoption by participating jurisdictions in the event of plan revisions during the review and approval process.

Administration and oversight of the hazard mitigation program is the responsibility of the Cobb County Emergency Management Agency (CCEMA). The plan will be reviewed annually and will be updated every five years, or as required by changing hazard mitigation regulations or guidelines.

1.7 Plan Adoption

Upon review and approval pending adoption status by FEMA Region IV, adoption resolutions will be signed by all participating jurisdictions under current existing adoption protocols. Both approval documentation and jurisdictional adoption resolutions may be found in Appendix A.

Section 2 – Documentation of the Planning Process

2.1 Guiding Principle

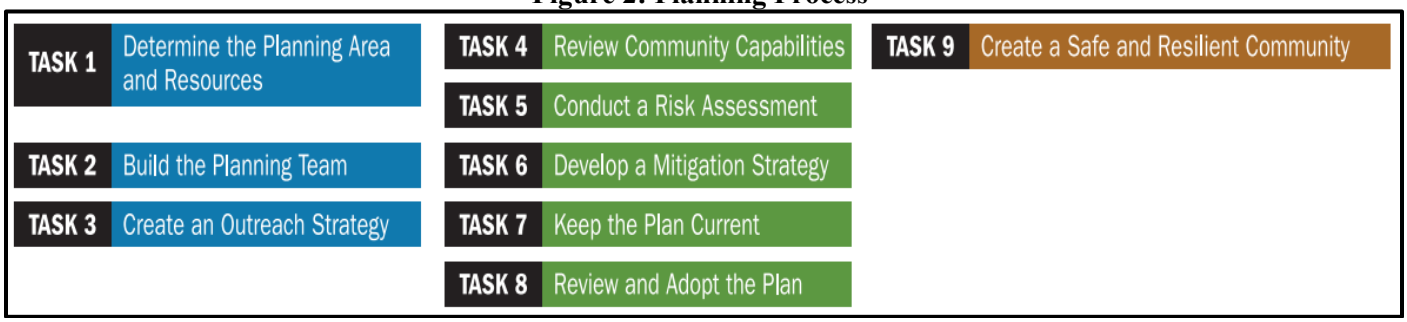
The guiding principle for the creation and utilization of this LHMP is as follows:

- Through partnerships among all local jurisdictions, identify and reduce vulnerability to natural hazards to protect the health, safety, quality of life, environment, and economy of the diverse communities within Cobb County.

2.2 Planning Process

The process established for this planning effort was based on the Disaster Mitigation Act of 2000 planning and update requirements and the FEMA associated guidance for local hazard mitigation plans (Local Mitigation Planning Policy Guide (FP 206-21-0002), effective April 11, 2025). The following figure identifies the planning tasks taken to complete this LHMP:

Figure 2: Planning Process



Source: FEMA

The following provides a summary of these tasks:

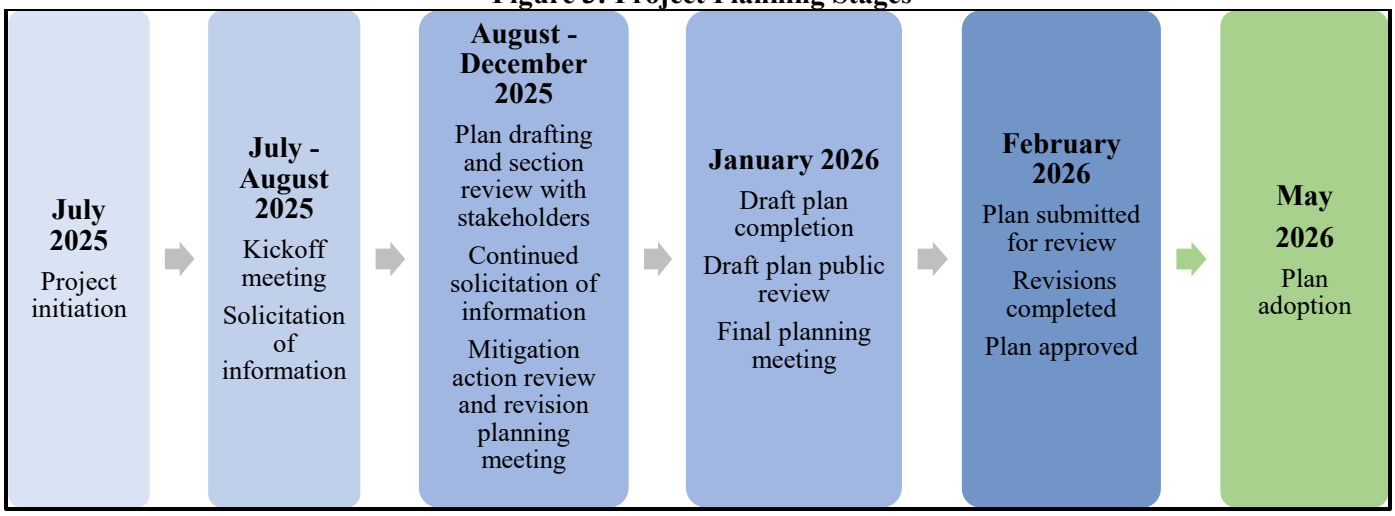
- Define the planning area to include Cobb County and all participating jurisdictions, and identify available technical, administrative, and financial resources to support mitigation planning and implementation.
- Establish and maintain a multi-disciplinary and multi-jurisdictional Mitigation Planning Committee (MPC) to guide the planning process, provide subject-matter expertise, and coordinate across departments, agencies, and partner organizations.
- Develop and implement a multi-pronged outreach strategy to inform, invite, and engage stakeholders and the public throughout the planning process, including residents, businesses, non-profits, academia, and partner agencies, and to solicit input on local hazards, vulnerabilities, and mitigation priorities.
- Conduct a comprehensive community capability assessment for Cobb County and participating jurisdictions by reviewing existing plans, policies, ordinances, programs, staffing, funding mechanisms, and prior mitigation efforts to identify strengths, gaps, and opportunities for mitigation integration.
- Complete a detailed risk assessment using the best available data from sources including FEMA, federal and state agencies, and local sources to evaluate natural hazards affecting Cobb County, including impacts to people, housing, critical facilities, and infrastructure.
- Develop a countywide mitigation strategy for all participating jurisdictions that establishes goals and objectives, identifies and prioritizes mitigation actions and projects, and reflects Cobb County's hazard profile, local capabilities, and long-term resilience objectives.
- Establish a plan maintenance and monitoring process led by Cobb County to track mitigation action implementation, evaluate progress, incorporate new data and projects, and ensure continued coordination among participating jurisdictions.
- Review and revise as necessary, and formally adopt the mitigation plan through resolutions by the governing bodies of participating jurisdictions, consistent with FEMA and State of Georgia requirements.

- Promote the creation of a safe and resilient Cobb County by integrating mitigation actions into local planning, capital improvement programs, land use decisions, and day-to-day operations, and by maintaining ongoing coordination with partner agencies and communities.

2.3 Project Timeline

The Cobb County LHMP review and revision process began in July 2025, with the first public meeting held in July 2025. The following figure indicates the planning stages completed as part of this process:

Figure 3: Project Planning Stages



2.4 Plan Organization

This LHMP is both a reference document and an action plan. It has information and resources to educate readers and decision-makers about hazard events and related issues and a comprehensive strategy that participating jurisdictions, stakeholders, and community members can follow to improve resilience. This LHMP is composed of the following sections:

- **Section 1 - Introduction, Assurances, Incorporation, and Adoption:** Details the regulatory framework for plan development, participating jurisdictions, how the plan will be incorporated into other planning mechanisms, and adoption requirements.
- **Section 2 – Planning Process:** Outlines the steps taken to complete this LHMP, the people involved in its creation, strategies to invite public participation, and technical and planning resources utilized in completing this plan.
- **Section 3 - Regional Profile and Development Trends:** Details demographic information, vulnerable populations, critical facility and community lifeline information, agricultural data, and a discussion of climate change parameters.
- **Section 4 – Capability Assessment:** Provides a comprehensive evaluation of existing abilities to effectively mitigate hazards and manage disaster risks. This assessment involves analyzing the community's current resources, policies, programs, and systems to determine how well it can implement mitigation strategies.
- **Section 5 - Hazard Identification and Risk Assessment:** Describes the hazards that can impact the planning area, including extent, previous occurrences, changing conditions, and vulnerabilities.
- **Section 6 - Mitigation Strategy:** Outlines the specific actions, policies, and projects designed to reduce or eliminate the risks and impacts of hazards on a community. These strategies are developed based on the findings from the hazard identification and risk assessment phases and are tailored to address the unique vulnerabilities and capabilities of the community.
- **Section 7 - Plan Maintenance:** Summarizes plan maintenance responsibilities, monitoring and update requirements, and opportunities for continued public involvement.

- **Appendices:** Provides supplementary detailed information and supporting documents. The appendices serve to enhance the main content by offering further clarification, data, and documentation that supports the planning process and implementation.

2.5 2026 Plan Update

In undertaking this planning effort, Cobb County determined that wide variances in planning format and data do not allow for effective continuous planning. To provide planning continuity, every effort was made during this plan update to adhere as closely as possible to elements of the previous LHMP. As such, the level of analysis and detail included in this risk assessment is cumulative, allowing participating jurisdictions to have a robust base to further mold and improve their mitigation strategies over the next five years.

As part of this planning effort, each section of the previous mitigation plan was reviewed based on current and available data. The plan was reviewed against the following elements:

- Compliance with the current regulatory environment
- Completeness of data
- Correctness of data
- Capability differentials
- Current regional environment

Based on the above criteria, each section of the previous LHMP was revised as required. In addition to data revisions, the format and sequencing of the previous plan was updated for ease of use and plan clarity. Key updated elements from the previous LHMP include:

- Integration of the Cobb County Comprehensive Plan
- Expanded definition and discussion of underserved communities and vulnerable populations
- Updated goals and objectives, including a new goal and objectives
- Updated critical facilities and community lifelines list
- Expanded detailing of historic hazard event occurrences
- Updated mapping using newly available data
- Updated county and jurisdictional capabilities assessment
- Updated mitigation actions, including progress on previous actions

Hazard mitigation priorities have remained consistent for all participating jurisdictions since the last plan update. These priorities include a continued focus on reducing vulnerabilities, enhancing resilience, and addressing risks associated with natural hazards. Stakeholders remain committed to strengthening community preparedness, protecting critical infrastructure, and minimizing potential losses through collaborative strategies and long-term planning.

2.6 Mitigation Planning Committee

Project initiation began with the selection of a Mitigation Planning Committee (MPC), consisting of the Cobb County Emergency Management Director, CCEMA staff, and representative staff from both Cobb County and participating jurisdictions. From project inception to completion, the MPC was notified at each major plan development milestone through a combination of meetings and electronic communication.

In general, all MPC members were asked to participate in the following ways:

- Attend and participate in meetings
- Help establish project operating procedures and timelines
- Review planning elements and drafts
- Shepherd the plan adoption process

Members of the MPC were also asked to assist with the following:

- **Providing Localized Risk Assessment Data:** Contribute specific data and information about local hazards, vulnerabilities, and risks that are unique to their jurisdiction.
- **Identifying Mitigation Actions:** Help identify and prioritize mitigation actions that are most relevant to their jurisdiction.
- **Coordinating with Stakeholders:** Act as liaisons between the MPC and their respective stakeholders, including vulnerable communities, community members, local businesses, and other governmental agencies to ensure the plan reflects the concerns and needs of all relevant parties.
- **Ensuring Compliance and Integration:** Ensure that the mitigation strategies and actions proposed in the LHMP align with existing local plans, ordinances, and regulations. This integration helps to streamline implementation and ensures that the LHMP supports broader community goals.
- **Securing Resources and Funding:** Help identify potential resources, including funding opportunities, that can support the implementation of mitigation actions.
- **Reviewing and Updating the Plan:** After the initial development of the LHMP, MPC members are typically involved in regular reviews of the plan. This includes monitoring progress on mitigation actions, evaluating the effectiveness of strategies, and making necessary adjustments based on new data or changing conditions.
- **Public Engagement and Education:** MPC members were requested to engage with the public in an effort to educate the community about the LHMP and its importance.

By fulfilling these roles, MPC members help ensure that the LHMP is well-rounded, locally relevant, and effectively implemented across the entire planning area. Their involvement is key to the plan's success in reducing risks and enhancing community resilience to hazards. The following table represents members of the MPC:

Table 3: MPC Members

Jurisdiction	Name	Title	Email
Cobb County	Cassie Mazloom	CCEMA Director	Cassie.Mazloom@CobbCounty.gov
	Sydney Melton	CCEMA Deputy Director	Sydney.Melton@CobbCounty.gov
	Sarah Delk	CCEMA Specialist	Sarah.Delk@CobbCounty.gov
	Andrew Heath	Stormwater Eng./Flood Plain Manager	Andrew.Heath@CobbCounty.gov
Acworth	James Albright	City Manager	jalbright@acworth-ga.gov
	Mark Cheatham	Chief of Police	mcheatham@acworth-ga.gov
	Angie Luna	Deputy City Manager	aluna@acworth-ga.gov
Austell	Brandon Merritt	Fire Chief	bmerritt@austellga.gov
	Kenneth Strong	Deputy Fire Chief	kstrong@austellga.gov
Kennesaw	Jeff Drobney	City Manager	jdrobney@kennesaw-ga.gov
	Marty Hughes	Asst. City Manager	mhughes@kennesaw-ga.gov
Mableton	William Tanks	City Manager	citymanager@mableton.gov
	Marcus Robinson	Chief Building Official	Marcus.Robinson@mableton.gov
	Arrion Rackley	Inspection Supervisor	Arrion.Rackley@mableton.gov
Marietta	Patrick Stewart	Deputy Chief – Marietta Fire	pstewart@mariettaga.gov
	Danny Fischer	Lieutenant – Marietta Fire	dfischer@mariettaga.gov
Powder Springs	Pam Conner	City Manager	pconner@powderspringsga.gov
	Thomas Neaves	Planning Specialist	tneaves@powderspringsga.gov
Smyrna	Evan McBrayer	EMA Specialist	emcbrayer@smyrnaga.gov
	Brian Marcos	Fire Chief/EMA Director	bmarcos@smyrnaga.gov
	Eric Mohrmann	Deputy Fire Chief/Deputy EMA Director	emohrmann@smyrnaga.gov

2.7 LHMP Stakeholders

Cobb County acknowledges that effective hazard mitigation planning should involve a diverse group of stakeholders, including government agencies, private sector entities, private non-profit organizations, quasi-governmental authorities, and special districts. The coordination and cooperation of these stakeholders assists with all aspects of plan development, including:

- Data collection
- Hazard and risk analysis
- Capability assessment
- Mitigation action review, revision, and development
- Plan implementation

Public Comment: *We appreciate having our voice heard in these meetings.*

These stakeholders were contacted directly by CCEMA via phone and email during the entirety of the planning process concerning plan progress and meeting information (including remote meeting login information and in-person meeting address and time when applicable), and included:

- Local and regional agencies involved in hazard mitigation activities
- Agencies that have the authority to regulate development
- National Flood Insurance Program coordinators
- Neighboring communities
- Representatives of business, academia, and other private organizations
- Non-profit and community-based organizations that work to provide support to socially vulnerable and underserved communities

Emphasis was placed on inviting and engaging local level departments with potential mitigation roles (Section 4.2) and local building departments (Section 4.3) who played a critical role in creating and reviewing this LHMP. Their expertise was used to help identify local vulnerabilities and develop building-related mitigation measures. Additionally, jurisdictional NFIP coordinators played a key role in mitigation planning at the community level (Section 4.8). Additionally, jurisdictional NFIP coordinators played a key role in mitigation planning at the community level (Section 4.8) due to their expertise in flood risk, mitigation strategies, and NFIP compliance. Outreach to these stakeholders was also carried out through MPC members to ensure compliance with planning requirements.

The following table provides a list of stakeholders involved in the development of this LHMP:

Table 4: Cobb County LHMP Stakeholders

Department	Name	Title
Cobb County		
Fire & Emergency Services	Michael W. Cunningham	Fire Chief
Police	J.D. (James) Ferrell	Police Chief
Department of Transportation	Drew Raessler, P.E.	Director
Water System / Stormwater Utility	Judy B. Jones, P.E.	Director
Community Development	Jessica Guinn, AICP	Director
Public Health	Dr. Janet Memark	District Health Director
GIS	Ed Dean, GISP	GIS Manager
School District	Chris Ragsdale	Superintendent
Acworth		
Public Works	Randy Benson	Public Works Director
Stormwater	Travis Tallent	Division Manager – Stormwater
Development (Planning/Building)	Aaron Brown	Assistant Development Director
Austell		
Police	Shameta Jones-Harrell	Police Chief

Table 4: Cobb County LHMP Stakeholders

Department	Name	Title
Public Works	Bo Garrison	Public Works Director
Kennesaw		
Police	Bill Westenberger	Police Chief
Public Works / Stormwater Utility	Ricky Stewart	Public Works Director
GIS	Paul Sprague	GIS Coordinator
Mableton		
Community Development	Michael H. S. Hughes, AICP	Community Development Director
Police Services	Cobb County Police	Contracted Service (liaison via CCPD)
Marietta		
Police	David Beam	Police Chief
Fire & Emergency Management	Tim Milligan	Fire Chief
Engineering (Floodplain)	Charles Richards, PE.	City Engineer
GIS (IT)	Ronald Barrett	Director
Powder Springs		
Police	Joseph Bennett	Chief of Police
Public Works	Dwayne Eberhart	Transportation Infrastructure Manager
Community Development	John Parton	Director of Community Development
Engineering & Stormwater Services	Yanni Spanoudakis	Director
Smyrna		
Police	Keith Zgonc	Police Chief
Fire & Emergency Management	Brian Marcos	Fire Chief / EM Director
Community Development	Rusty Martin, AICP	Director of Community Development

The preparation of this LHMP relied on input, data, and expertise from agencies and organizations at the state and federal levels. State agencies contributed hazard data, planning guidance, and technical support. Federal partners supplied authoritative datasets and tools essential for assessing natural hazards, evaluating vulnerability, and identifying mitigation opportunities. This collaboration across all levels of government ensured that the plan is grounded in the most reliable information available and reflects both local priorities and broader mitigation strategies. State of Georgia and Federal partners include:

- Georgia Department of Natural Resources
- Georgia Department of Health
- Georgia Department of Natural Resources
- Georgia Forestry Commission
- Georgia Historic Preservation Commission
- Georgia Department of Transportation
- GEMA
- FEMA
- National Oceanic and Atmospheric Administration (NOAA)
- National Weather Service (NWS)
- United States Army Corps of Engineers
- United States Department of Agriculture (USDA)
- United States Geological Survey (USGS)
- United States Census Bureau

Additionally, CCEMA kept adjacent county emergency managers up to date concerning the completion of this LHMP. CCEMA recognizes that many of the hazards that could impact Cobb County do not respect jurisdictional boundaries and often affect multiple counties. Coordination is essential for effective response and long-term risk reduction, and through collaboration with neighboring counties, emergency managers can:

- Identify shared risks and develop regional strategies
- Coordinate resources and response plans
- Avoid duplication of efforts and ensure consistency across borders
- Strengthen mutual aid agreements and communication channels
- Build a more resilient region

The following table details the Emergency Managers contacted during the planning process:

Table 5: Adjacent County Emergency Managers

County	Name	Title
Bartow	Marcus Warren	Emergency Management Director
Cherokee	James (Daniel) Westbrook	Emergency Management Director
Cobb	James Queen	Emergency Management Director
Fulton	Joseph Barasoain	Director of Emergency Management & Homeland Security
Paulding	Stephen Dooley	Emergency Management Director

A special thank you is given to Hazard Mitigation Planning Specialist Lucy Herring with GEMA, who provided invaluable expertise and support in this planning effort.

2.8 Community Outreach

All participating jurisdictions undertook a joint strategy to notify and include the public in the LHMP process. Members of the community (the public) were provided with numerous opportunities to contribute and comment on the creation and adoption of the plan. For participating jurisdictions, the public was defined as any person with an interest in the resilience and welfare of Cobb County. These opportunities included:

- CCEMA webpage and Facebook updates concerning all hazard mitigation activities, survey links, and meeting information
- Online and paper surveys
- Comment period, along with an online survey, upon completion of draft plan

All open public meetings were held at easily accessible community locations. As some participating jurisdictions and citizens have limited communications capabilities, our MPC was asked to conduct a word-of-mouth campaign concerning the planning process to include as many participants as possible.

Along with public meetings, and to help generate community interest and participation, a parallel online outreach strategy was undertaken. This allowed citizens to participate fully in the process without having to travel long distances. Information concerning the hazard mitigation planning process along with links to public surveys and meeting presentations were provided through the CCEMA website, social media pages, and community news organizations:

Figure 5: CCEMA Social Media Featuring Hazard Mitigation Updates

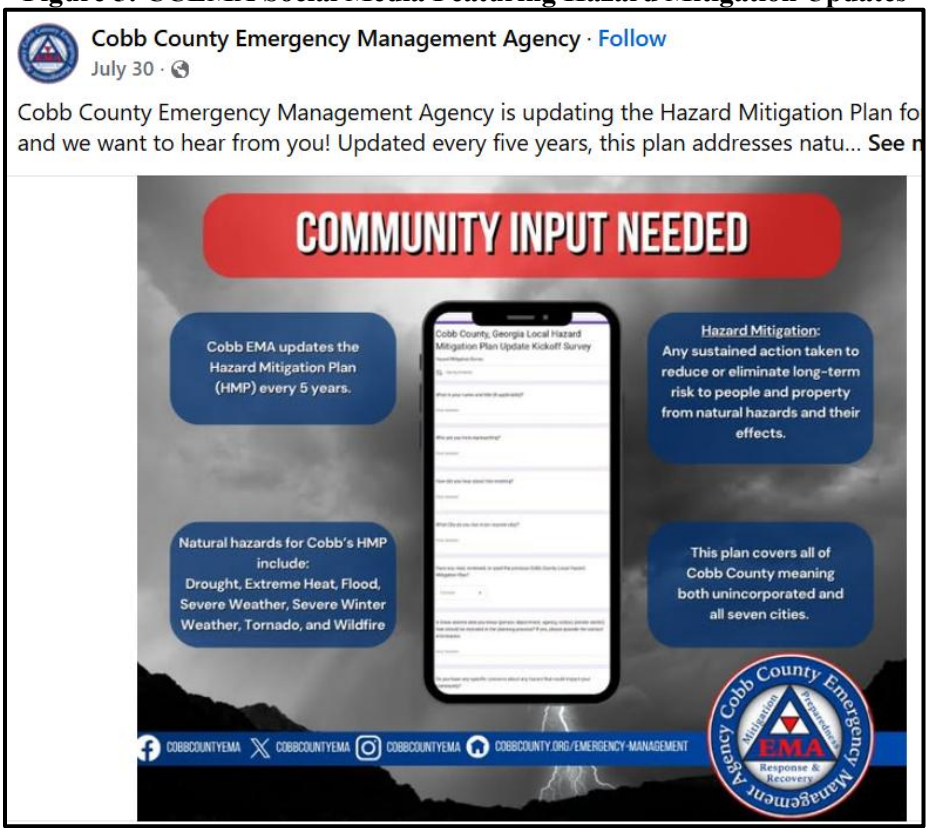
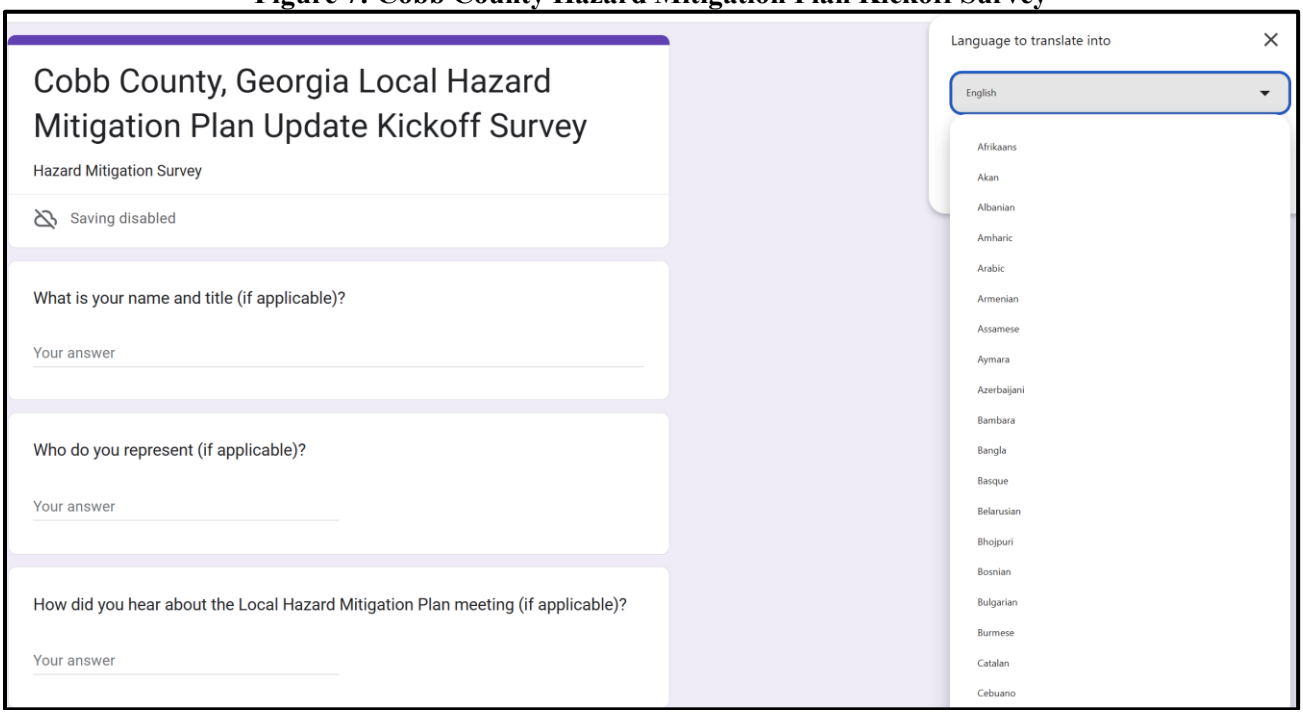


Figure 6: East Cobb News Community Posting



Additionally, throughout the planning process, numerous public surveys were released to allow community members to provide feedback and input on the LHMP update using a series of guided questions and open comment fields. The surveys used Google's auto translate feature to provide a host of languages to complete the forms.

Figure 7: Cobb County Hazard Mitigation Plan Kickoff Survey



Input from the public provided the MPC with a clearer understanding of local concerns, helped confirm identified hazards, shape proposed mitigation actions, and provided elected officials with a guide and tool to set local, regional, and ordinances and regulations. This public outreach effort was also an opportunity for adjacent jurisdictions and entities to be involved in the planning process. Furthermore, as citizens were made more aware of potential hazards and the local process to mitigate against their impacts, it was believed that they would take a stronger role in making their homes, neighborhoods, schools, and businesses safer from the potential effects of natural hazards.

All participating jurisdictions implemented a coordinated public outreach strategy. Even with the noted multiple opportunities, overall participation remained limited, reflecting factors that are common in countywide planning efforts. Hazard mitigation planning can feel technical and long range, so many residents did not immediately see how the LHMP connected to near term community needs, which likely reduced motivation to engage. In addition, competing demands on time and general meeting fatigue likely constrained participation. As a result, while the outreach effort provided accessible ways to participate, the number of residents who chose to engage remained lower than anticipated.

Comments and feedback from the surveys are both incorporated in this LHMP and are included in Appendix B.

2.9 Planning Meetings

Public Comment: *Thanks for the invitation…*

Numerous in-person meetings were conducted for the 2025 LHMP update. All of the meetings were held in a publicly accessible location and advertised as open to the public. These meetings were conducted to discuss the mitigation planning process as well as gain public support and input for the plan update. The following is a brief synopsis of those meetings.

- **LHMP Update Kick-Off and Public Information Meeting – July 28, 2025:** Cobb County hosted an in-person kick-off meetings for the MPC, stakeholders, and the public. These meetings presented the general structure and timeline for the LHMP process, discussed jurisdictional participation requirements, presented data concerning changing demographics, reviewed and discussed identified hazards, and presented next steps. Attendees were invited to voice any concerns, ask questions, and provide input on the planning process. Additionally, MPC members were tasked with collecting contact information from participating jurisdictions, informed of their planning roles and responsibilities, and advised of future data collection requirements and participation requirements.

- **LHMP Capability Review, and Mitigation Strategy Review Meeting – December 10, 2025:** Cobb County held virtual meeting for the MPC. Attendees reviewed and revised the hazards list and vulnerability assessment. MPC members also reviewed the mitigation strategy and previously identified and proposed mitigation actions to ensure they were in line with the current planning environment.
- **LHMP Update Final Review Meeting – February 16, 2026:** Cobb County hosted a public final plan review meeting for the MPC, stakeholders, and the public. At the meeting, attendees were invited to voice any final concerns, ask questions, and provide input on the mitigation plan update. Additionally, members of the public were invited to review a draft copy of the LHMP update posted to jurisdictional and county websites for two weeks prior to the final meeting, and prior to its submission to FEMA Region IV.

Some of our participating jurisdictions were unable to all attend in-person meetings due to myriad reasons including staff size, staff duties, travel restrictions, or funding restrictions. When a jurisdiction could not attend a formal meeting, they were contacted via phone or email by CCEMA and provided with the meeting slides for review and discussion. Additionally, formal meetings were supplemented with informal discussions, check-in calls, and frequent email communications.

2.10 Planning Document Resources

The hazard mitigation plan is an overarching document that is both comprised of and contributes to various other jurisdictional plans. In creating this plan, all the planning documents identified below were consulted and reviewed, often extensively. In turn, when each of these other plans are updated, they will be measured against the contents of the hazard mitigation plan.

Below is a list of the various planning efforts, sole or jointly administered programs, and documents reviewed and included in this hazard mitigation plan. While each plan can stand alone, their review and functional understanding were pivotal in the development of this plan and further strengthen and improve a jurisdiction's resilience to disasters.

- **2021 Cobb County Hazard Mitigation Plan:** The previous LHMP has been reviewed and is incorporated throughout this plan per FEMA requirements.
- **2024 State of Georgia State Hazard Mitigation Plan:** Completed by GEMA, this plan was utilized to provide the framework for hazard mitigation. This plan set a baseline for standards and practices for hazard mitigation planning and was used as a resource for information and data.
- **Cobb County and Jurisdictional Comprehensive Plans:** Provides a long-term framework for future growth and development. All specific plans, subdivisions, public works projects, and zoning decisions must be consistent with the general plan. These plans provided background information on the county, information on risk and vulnerabilities, and a review of existing policies related to hazards and mitigation.
- **Cobb County Critical Facilities List:** The MPC compiled a list of critical facilities and pertinent information on those facilities. This list is used throughout the LHMP.
- **2022 Cobb County Emergency Operations Plans:** This plan is used to develop procedures for the protection of personnel, equipment, and critical records to help determine existing established policies that ensure the continuity of government and essential services during and after disasters.
- **Planning and Zoning Documents and Ordinances:** Planning and zoning ordinances are tools used by local governments to regulate land use and development within their jurisdictions. These documents were reviewed, assessed, and cataloged to compile each participating jurisdiction's capabilities.
- **NFIP/CRS program documentation**

2.11 Technical Resources

variety of technical resources were consulted during plan development and were instrumental in completing an accurate vulnerability and risk assessment. Those technical resources include:

- **FEMA Digital Flood Insurance Rate Maps**: FEMA's National Flood Hazard Layer data was instrumental in mapping floodplain locations and estimating potential flood impacts and loss estimates.

- **FEMA National Risk Index (NRI):** An online mapping application that identifies communities most at risk to natural hazards. The mapping service visualizes natural hazard risk metrics and includes data about expected annual losses from natural hazards, social vulnerability, and community resilience. The NRI's interactive web maps are at the county and Census tract level and made available via GIS services for custom analyses.
- **FEMA Resilience Analysis and Planning Tool (RAPT):** FEMA and Argonne National Laboratory created RAPT to support state, local, tribal, territorial analysis in identifying focus areas for building resilience, response, and recovery capabilities. RAPT is a geographic information system web map tool with clickable layers of community resilience indicators, infrastructure locations, and hazard data.
- **Homeland Infrastructure Foundation-Level Data (HIFLD):** A program managed by the U.S. Department of Homeland Security (DHS) that provides authoritative geospatial data for use by government agencies, emergency responders, and other authorized users involved in homeland security, emergency management, and critical infrastructure protection. The primary goal of HIFLD is to support homeland defense, security, and emergency preparedness missions by offering high-quality, reliable geospatial information.
- **National Oceanic and Atmospheric Administration (NOAA)/National Centers for Environmental Information (NCEI):** Provided weather data and historical events occurrence data.
- **U.S. Army Corps of Engineers (USACE):** Provided dam and flood control data.
- **U.S. Department of Agriculture (USDA):** Provided drought and agricultural data.
- **U.S. Geological Survey:** Provided geologic hazard occurrence and probability data.
- **National Weather Service (NWS):** Provided meteorological and storm event occurrence and probability data.
- **U.S. Drought Monitor:** Provided drought occurrence and intensity data.
- **Georgia Department of Natural Resources**
- Georgia Department of Natural Resources
- **Georgia Department of Natural Resources:** Provided data about Cobb County’s geology and seismology.
- **FEMA Map Service Center:** The official public source for flood hazard information produced in support of the National Flood Insurance Program (NFIP).
- **United States Census Bureau:** Data concerning populations, socially vulnerable populations, and housing.
- **GEMA:** LHMP planning guidance and technical support.

Section 3 – Regional Profile and Development Trends

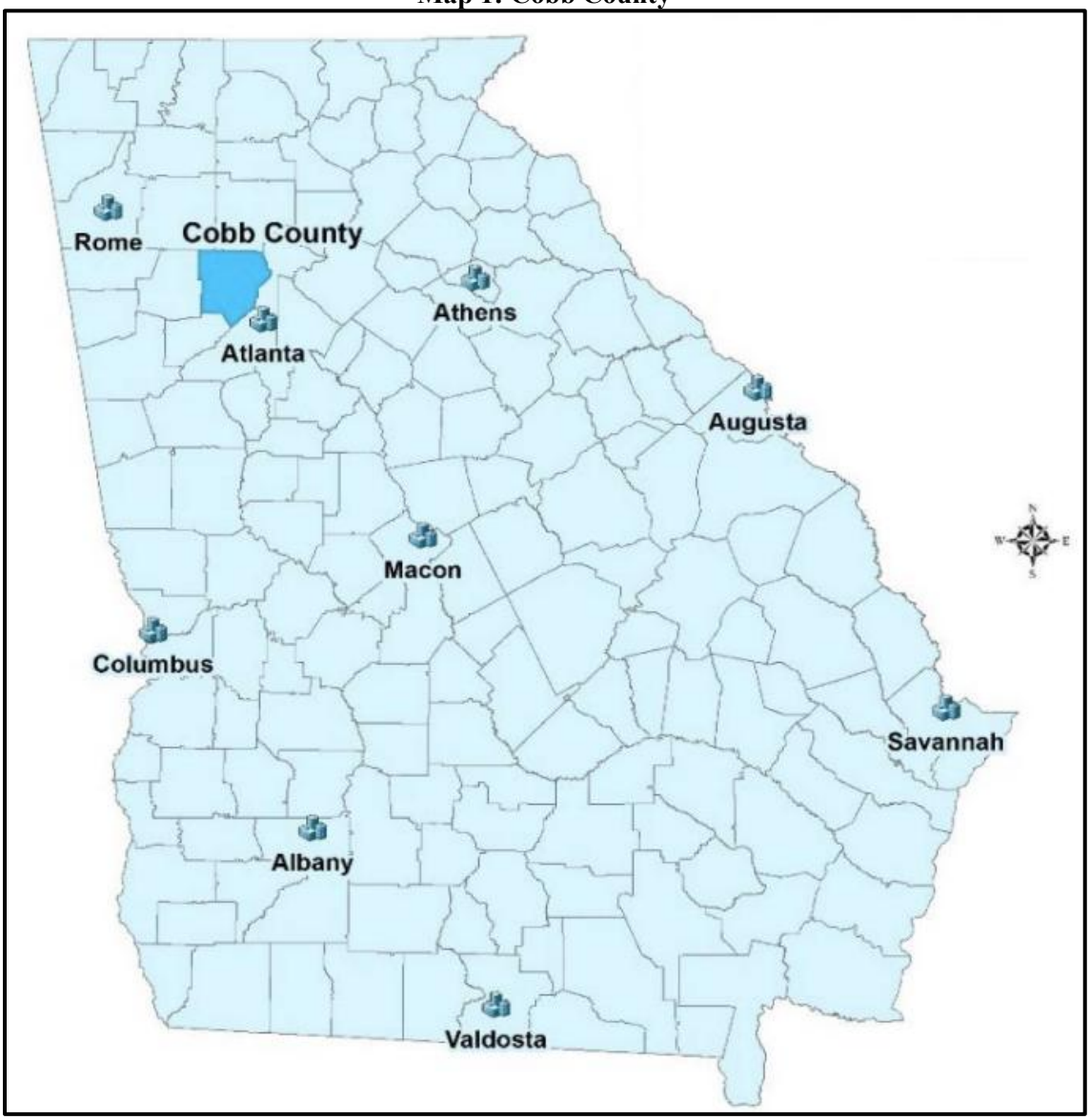
3.1 Introduction

Data on development trends and existing conditions is essential for evaluating risk and vulnerability to the hazards identified in this plan, particularly in areas known to be hazard-prone. In general, increases in population, housing, and building value within hazard-susceptible areas tend to increase exposure, which can increase both risk and potential consequences. Accordingly, this chapter summarizes key population and building statistics for Cobb County. These data are used in subsequent sections to characterize, and refine, the county's vulnerability by hazard.

3.2 County Map

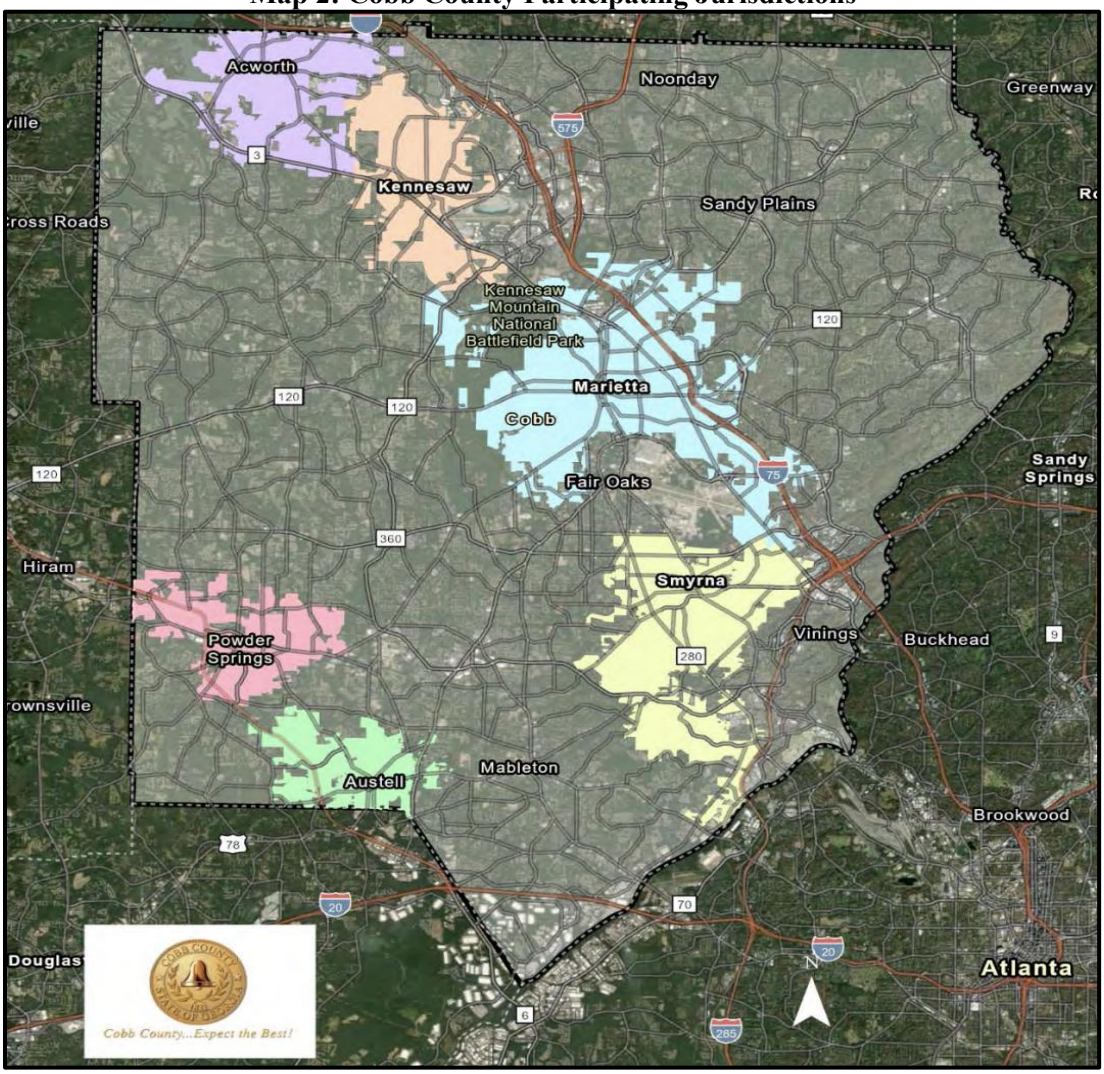
The following maps provide a geographic overview of Cobb County and its participating jurisdictions. They are included to orient the reader to municipal boundaries and key planning areas referenced throughout the risk assessment and mitigation strategy:

Map 1: Cobb County



Source: Cobb County

Map 2: Cobb County Participating Jurisdictions



Source: Cobb County

3.3 Population Data

The following table and chart summarize population trends and distribution for Cobb County and participating jurisdictions using U.S. Census Bureau data. It presents decennial population counts for 2000, 2010, and 2020, along with a 2024 population estimate, and includes total land area and calculated population density to illustrate where people are concentrated across the county. Understanding these population trends is relevant to the LHMP because growth, density, and shifting settlement patterns influence exposure and potential impacts across hazards.

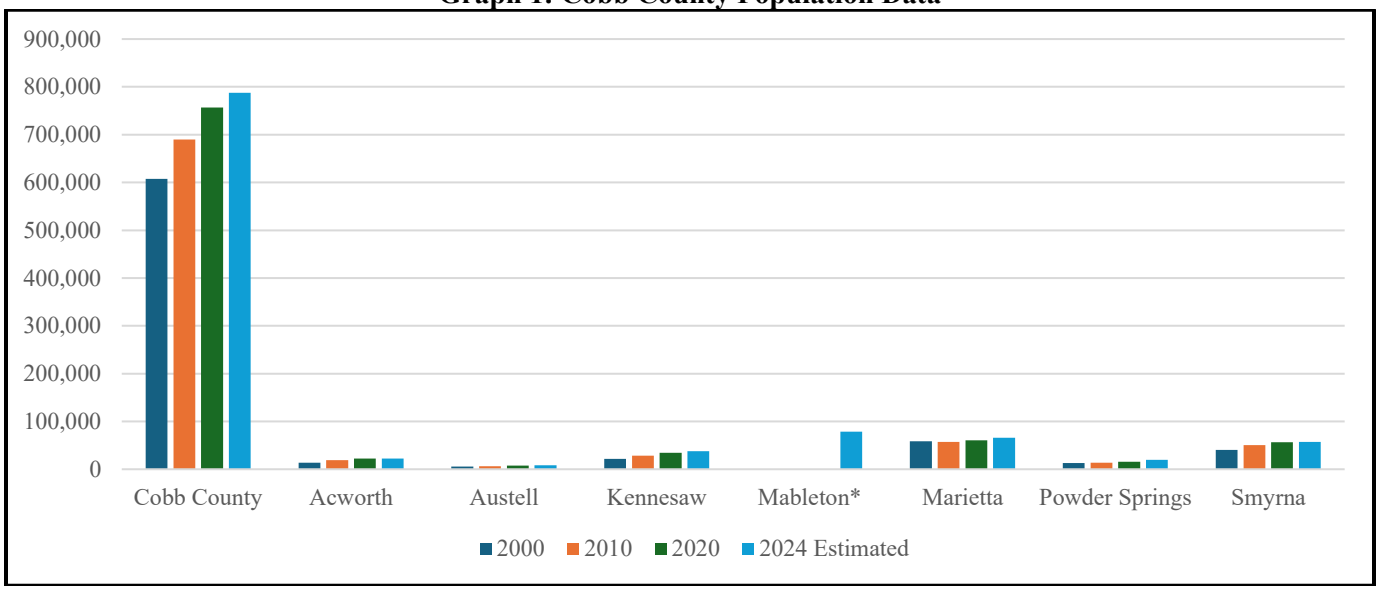
Table 6: Cobb County Population Data

Jurisdiction	Population				Percentage Population Change 2000-2020	Total Land Area (Sq. Mi.)	Population Density
	2000	2010	2020	2024 Estimated			
Cobb County	607,751	690,063	756,653	787,538	29.6%	345.0	2,283
Acworth	13,494	19,336	22,440	22,624	67.7%	22.5	1,005
Austell	5,635	6,396	7,713	8,244	46.3%	6.0	1,374
Kennesaw	21,908	28,313	33,036	37,740	72.3%	9.8	3,851
Mableton*	-	-	-	78,314	-	12.8	6,118
Marietta	58,374	57,244	60,972	66,122	13.3%	23.5	2,814
Powder Springs	12,980	13,771	16,877	19,632	51.2%	7.4	2,653
Smyrna	40,780	50,242	56,333	55,633	40.2%	15.6	3,665

Source: US Census Bureau

*: Incorporated as a city in 2023

Graph 1: Cobb County Population Data



Source: US Census Bureau
*: Incorporated as a city in 2023

3.4 Socially Vulnerable and At-Risk Populations

As a subset of the population data, Cobb County has socially vulnerable and at-risk populations, populations that may have difficulty with medical issues, poverty, extremes in age, and communication due to language barriers. Several principles may be considered when discussing potentially at-risk populations including:

- Not all people who are considered at risk are at risk
- Outward appearance does not necessarily mark a person as at risk
- The hazard event will, in many cases, affect at-risk populations in differing ways

The National Response Framework defines at risk populations as "populations whose members may have additional needs before, during, and after an incident in functional areas, including but not limited to maintaining independence, communication, transportation, supervision, and medical care."

Public Comment: *I worry about our children with disasters getting bigger.*

Identifying socially vulnerable populations is a cornerstone of effective hazard mitigation planning because it helps ensure that all community members are protected. Socially vulnerable groups often face heightened challenges in preparing for, responding to, and recovering from disasters. By recognizing these populations, future mitigation efforts can design targeted interventions, such as accessible evacuation routes, culturally appropriate communication strategies, and prioritized resource distribution, to reduce risks and improve outcomes.

The following tables presents information on potential at-risk populations within Cobb County and participating jurisdictions using 2020 census data:

Table 7: Cobb County Vulnerable Population Data

Jurisdiction	Population 5 and Under	Population 65+	Speaking Language Other Than English	Living Below Poverty Level	Disability, Under the Age of 65
Cobb County	42,990	109,459	161,426	64,260	73,550
Acworth	1,084	2,744	5,896	1,850	2,693
Austell	365	671	1,222	777	679
Kennesaw	1,869	4,308	7,050	3,943	3,568
Mableton	3,424	5,630	8,770	3,465	4,900
Marietta	3,512	9,145	14,798	7,482	6,036

Table 7: Cobb County Vulnerable Population Data

Jurisdiction	Population 5 and Under	Population 65+	Speaking Language Other Than English	Living Below Poverty Level	Disability, Under the Age of 65
Powder Springs	874	2,369	3,258	1,997	1,773
Smyrna	4,228	5,941	10,620	5,368	4,453

Source: US Census Bureau

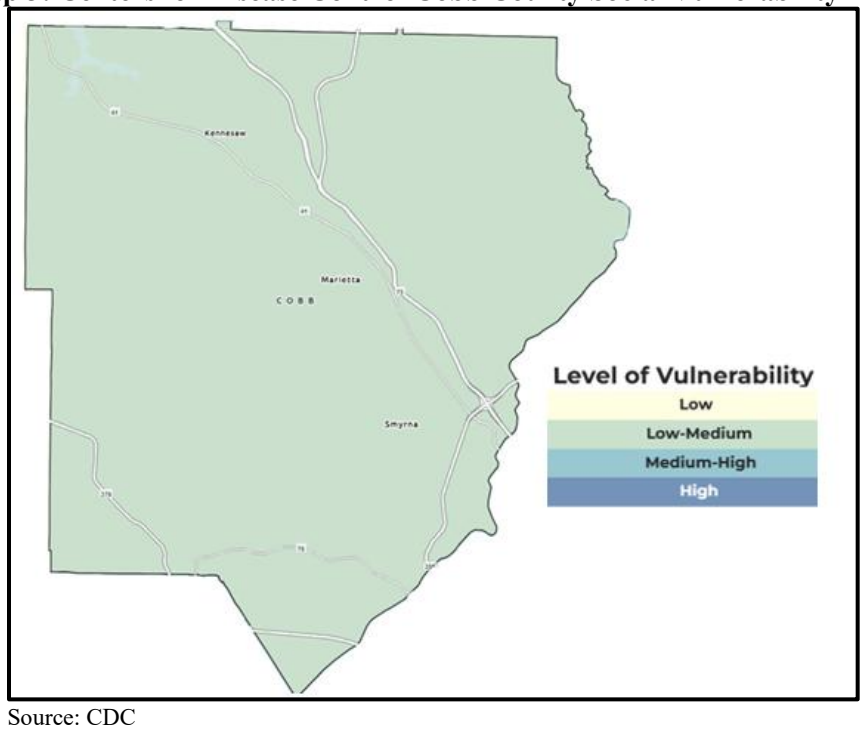
Table 8: Cobb County Socially Vulnerable and At-Risk Populations as Percentage of Total Population

Jurisdiction	Percentage of Population Age Five and Under	Percentage of Population Age 65+	Percentage of Population Speaking Language Other Than English	Percentage of Population Living Below Poverty Level	Percentage of Persons with a Disability, Under the Age of 65
Cobb County	5.7%	14.5%	21.3%	8.5%	9.7%
Acworth	4.8%	12.1%	26.0%	8.2%	11.9%
Austell	4.7%	8.6%	15.7%	10.0%	8.7%
Kennesaw	5.5%	12.6%	20.6%	11.5%	10.4%
Mableton	8.2%	13.5%	21.1%	8.3%	11.8%
Marietta	5.8%	15.1%	24.4%	12.3%	9.9%
Powder Springs	5.7%	15.4%	21.2%	13.0%	11.5%
Smyrna	7.5%	10.5%	18.9%	9.5%	7.9%

Source: US Census Bureau

The Centers for Disease Control's Social Vulnerability Index Map shows the relative social vulnerability of communities based on factors such as socioeconomic status, household composition, disability, minority status, language, housing type, and transportation access. This map highlights areas where populations may have increased difficulty preparing for, responding to, and recovering from the impacts of hazard events. The following map helps identify vulnerable populations that may require additional resources and targeted support during mitigation planning and response efforts. By integrating this data, participating jurisdictions can prioritize investments, tailor outreach strategies, and ensure an even distribution of resources to reduce disaster impacts on those most at risk.

Map 3: Centers for Disease Control Cobb County Social Vulnerability Map



Source: CDC

A Community Disaster Resilience Zone is a designated area that has been identified as particularly vulnerable to natural disasters and other hazards. The goal of establishing such zones is to focus resources, planning efforts, and mitigation strategies on areas that need the most support to improve their resilience to disasters. These zones are typically selected based on factors such as the frequency and severity of past disasters, the level of community vulnerability, and the potential impact of future events. Communities designated as a Community Disaster Resilience Zone can receive increased financial and technical assistance to plan and implement resilience projects. As of this plan, no communities within Cobb County have received this designation.

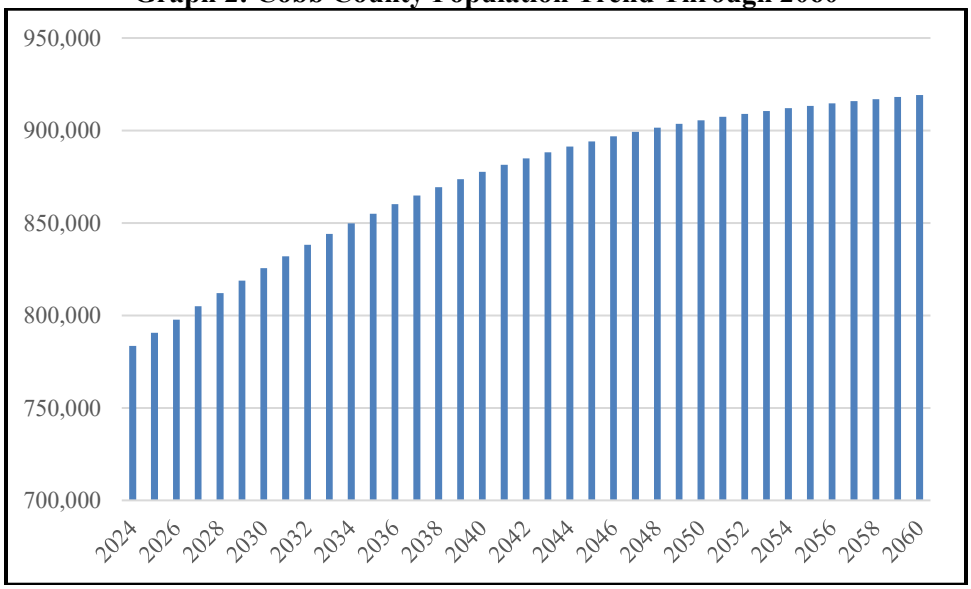
3.5 Regional Population Migration

Cobb County is experiencing consistent population increase as people migrate from rural areas to urban centers. This transformation reflects broader demographic trends witnessed across the United States. Demographic research indicates that this migration is occurring due to the following factors:

- **Economic Opportunity:** A primary driver of the population movement from rural to urban areas is the quest for better economic prospects. Urban centers, such as Acworth, offer a diverse range of employment opportunities in sectors like manufacturing, healthcare, finance, and technology. These opportunities often come with higher wages and better access to educational and healthcare facilities compared to rural areas.
- **Access to Education and Training:** Urban centers are often home to educational institutions, including colleges, universities, and vocational schools. Young people from rural areas often migrate to these urban settings to pursue higher education and vocational training.

The rural-to-urban population movement has significant implications for Cobb County. Communities may experience increasing populations, schooling challenges, housing challenges, service challenges, and increased economic activity. The following graph, using data from the Governor's Office of Planning and Budget, indicates an increasing population (19.9%) for Cobb County through 2060:

Graph 2: Cobb County Population Trend Through 2060



Source: Georgia Department of Development

3.6 Housing Data

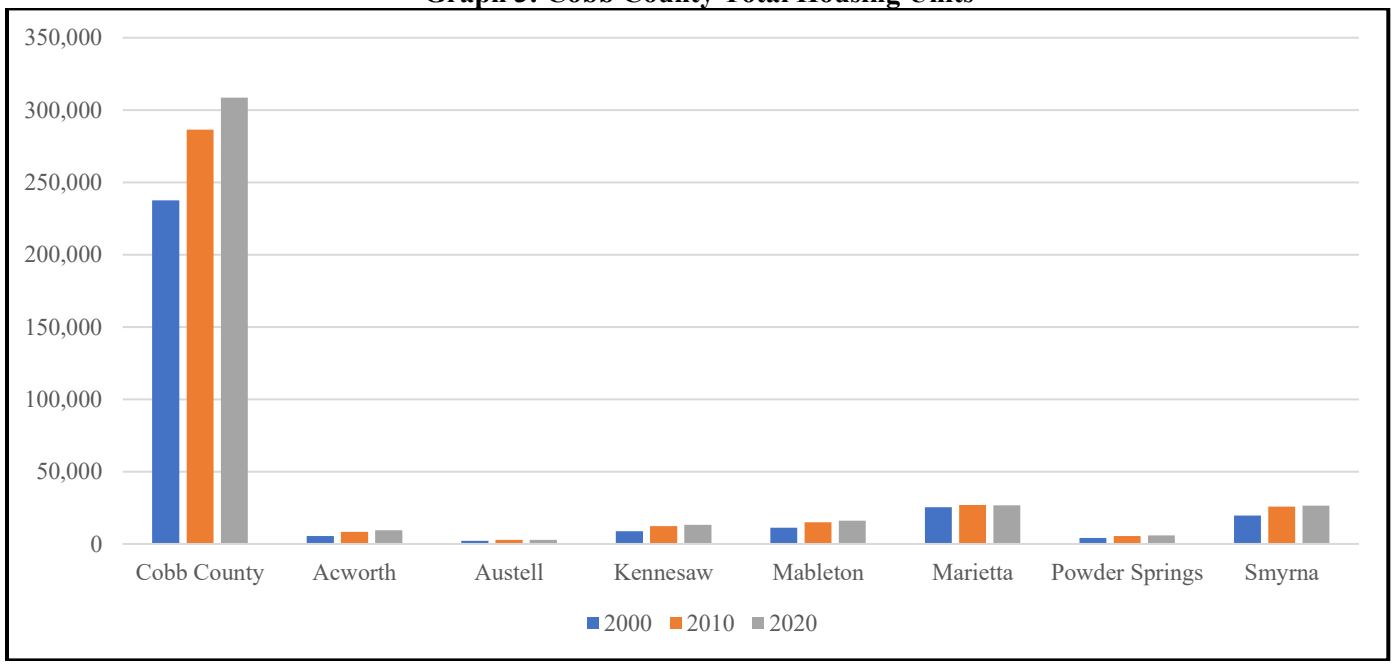
Housing trends often mirror population change, although they may lag shifts in population over time. As such, housing data provides a useful indicator of growth and changing community conditions. The following table and associated graph, using U.S. Census Bureau data, summarize occupied housing unit information for Cobb County:

Table 9: Cobb County Housing Data

Jurisdiction	2000		2010		2020		2000 - 2020	
	Total	Occupied	Total	Occupied	Total	Occupied	Numeric Change	Percent Change
Cobb County	237,522	227,487	286,490	260,056	308,504	291,639	70,982	29.9%
Acworth	5,492	5,218	8,360	7,656	9,507	8,766	4,015	73.1%
Austell	2,161	2,051	2,737	2,195	2,851	2,698	690	31.9%
Kennesaw	8,762	8,762	12,328	11,413	13,270	12,557	4,508	51.4%
Mableton	11,279	10,906	15,047	13,409	16,011	15,054	4,732	42.0%
Marietta	-	-	-	-	-	-	-	-
Powder Springs	4,186	4,071	5,477	4,780	5,998	5,755	1,812	43.3%
Smyrna	19,715	18,455	25,745	23,002	26,415	24,600	6,700	34.0%

Source: US Census Bureau
*: Incorporated into a city on 2023

Graph 3: Cobb County Total Housing Units



Source: US Census Bureau

Of particular concern when considering housing data is mobile home residences. Data from the NOAA National Severe Storms Laboratory reports that people living in mobile homes are especially at risk for injury and death as even anchored mobile homes can be seriously damaged when winds gust over 80 miles per hour. Additionally, study data from Michigan State University reported that the two biggest factors related to wind event fatalities were housing quality (measured by mobile homes as a proportion of housing units) and income level. When a tornadic wind strikes, a county with double the number of mobile homes as a proportion of all homes will experience 62% more fatalities than a county with fewer mobile homes, according to the study data. The following indicates the percentage of mobile homes for each Cobb County participating jurisdiction:

Table 10: Cobb County Mobile Home Data

Jurisdiction	2000		2010		2020		2000 - 2020
	Total	Percentage of Total Housing Units	Total	Percentage of Total Housing Units	Total	Percentage of Total Housing Units	Numeric Change
Cobb County	4,681	2.0%	2,562	0.9%	2,834	0.9%	-1,847
Acworth	105	1.9%	22	0.3%	172	1.8%	67
Austell	266	12.3%	187	6.8%	82	2.9%	-184

Table 10: Cobb County Mobile Home Data

Jurisdiction	2000		2010		2020		2000 - 2020
	Total	Percentage of Total Housing Units	Total	Percentage of Total Housing Units	Total	Percentage of Total Housing Units	Numeric Change
Kennesaw	755	8.6%	349	2.8%	248	1.9%	-507
Mableton	674	6.0%	441	2.9%	648	4.0%	-26
Marietta	198	0.8%	279	1.0%	121	0.5%	-77
Powder Springs	63	1.5%	30	0.5%	0	0.0%	-63
Smyrna	123	0.6%	23	0.1%	124	0.5%	1

Source: US Census Bureau

3.7 Valuation Data

To quantify exposure of the built environment across participating jurisdictions, the planning team first consulted the Cobb County Tax Assessor's Office regarding jurisdiction-level totals. Because parcel records and reporting formats could not be reconciled cleanly to city boundaries for a multi-jurisdictional roll-up, tax assessor data could not produce consistent, auditable valuations at the jurisdiction level. Accordingly, the plan adopts FEMA's NRI as the primary source for building valuation.

The NRI provides a standardized Building Value metric derived from FEMA's Hazus 6.0 replacement-cost valuations. NRI data are published at both county and Census tract scales, enabling apples-to-apples comparisons across communities and straightforward aggregation from tracts to local jurisdictions. Using this FEMA-curated dataset supplies consistent, engineering-grade values without jurisdiction-by-jurisdiction differences in assessment practices.

The analysis pulled tract-level NRI datasets and the accompanying data dictionary, which defines the building valuation. Census tract values were then assigned to municipalities using a Census tract locations. 44 CFR § 201.6 requires a risk assessment with sufficient information to identify and prioritize mitigation actions. FEMA's Local Mitigation Planning Policy Guide also emphasizes using the best available information, tools, and resources in the planning process and risk assessment. Leveraging the NRI satisfies these expectations while documenting methods and limitations in a way that reviewers can trace and reproduce.

NRI/Hazus building values represent replacement cost, not market value, and, like any national dataset, may lag very recent development. Where local parcel data could not be reconciled to jurisdiction boundaries, tract-level NRI values provided the most reliable FEMA-standard alternative. The allocation method above is documented so it can be repeated or refined in future plan cycles as improved local data becomes available. This approach yields a consistent, auditable valuation baseline for every participating jurisdiction, enabling fair prioritization and defensible benefit–cost screening.

Table 11: Participating Jurisdiction Building Valuation

Jurisdiction	Census Tract	Building Valuation
Cobb County	All	$153,157,186,078
Acworth	13067030104	$574,987,170
Acworth	13067030108	$1,059,312,385
Acworth	13067030109	$671,414,362
Acworth	13067030110	$1,005,957,429
Acworth	13067030111	$1,262,646,139
Acworth	13067030112	$409,385,395
Acworth	13067030113	$376,436,231
Acworth	13067030240	$744,288,406
Austell	13067031409	$1,044,730,987
Austell	13067031415	$354,024,062
Austell	13067031416	$421,183,868
Austell	13067031417	$564,419,646
Kennesaw	13067030242	$720,658,167

Table 11: Participating Jurisdiction Building Valuation

Jurisdiction	Census Tract	Building Valuation
Kennesaw	13067030243	$513,529,396
Kennesaw	13067030245	$539,648,884
Kennesaw	13067030246	$472,684,440
Kennesaw	13067030249	$1,488,036,661
Kennesaw	13067030254	$343,414,571
Kennesaw	13067030255	$903,744,361
Kennesaw	13067030257	$769,352,890
Kennesaw	13067030258	$793,559,704
Kennesaw	13067030259	$582,834,175
Kennesaw	13067030260	$478,208,492
Kennesaw	13067030261	$539,499,797
Kennesaw	13067030275	$324,399,021
Kennesaw	13067030278	$5,253,509,716
Mableton	13067031306	$1,078,098,157
Mableton	13067031308	$804,609,405
Mableton	13067031314	$1,189,431,821
Mableton	13067031315	$1,093,408,310
Mableton	13067031316	$1,241,076,427
Mableton	13067031317	$651,801,281
Mableton	13067031319	$837,786,982
Mableton	13067031322	$502,165,601
Mableton	13067031323	$283,348,450
Mableton	13067031324	$529,967,007
Mableton	13067031325	$496,151,503
Mableton	13067031414	$810,770,830
Marietta	13067030233	$793,734,173
Marietta	13067030241	$699,130,231
Marietta	13067030247	$757,765,232
Marietta	13067030250	$1,316,275,749
Marietta	13067030251	$703,592,860
Marietta	13067030253	$1,168,439,328
Marietta	13067030256	$1,261,345,470
Marietta	13067030344	$1,010,112,327
Marietta	13067030345	$1,795,684,590
Marietta	13067030411	$578,591,199
Marietta	13067030412	$704,426,395
Marietta	13067030413	$712,519,039
Marietta	13067030414	$868,704,677
Marietta	13067030506	$1,132,114,702
Marietta	13067030507	$1,018,331,410
Marietta	13067030508	$1,621,911,669
Marietta	13067030509	$916,409,039
Marietta	13067030511	$702,488,871
Marietta	13067030603	$1,202,105,484
Marietta	13067030604	$585,222,027
Marietta	13067030700	$1,152,735,813
Marietta	13067030800	$1,672,019,249
Marietta	13067030906	$723,150,229
Marietta	13067030907	$785,891,114
Marietta	13067030909	$497,174,365

Table 11: Participating Jurisdiction Building Valuation

Jurisdiction	Census Tract	Building Valuation
Marietta	13067030910	$304,083,152
Marietta	13067030911	$271,953,179
Marietta	13067030912	$1,228,144,654
Marietta	13067031113	$289,622,421
Powder Springs	13067031506	$877,399,745
Powder Springs	13067031507	$387,392,675
Powder Springs	13067031511	$986,484,167
Powder Springs	13067031512	$612,803,742
Powder Springs	13067031513	$586,542,178
Powder Springs	13067031514	$365,693,099
Powder Springs	13067031515	$917,769,093
Powder Springs	13067031516	$372,954,770
Smyrna	13067031101	$865,153,602
Smyrna	13067031111	$592,243,763
Smyrna	13067031110	$601,103,074
Smyrna	13067031112	$1,123,555,711
Smyrna	13067031114	$1,034,987,368
Smyrna	13067031115	$526,922,922
Smyrna	13067031116	$534,253,060
Smyrna	13067031117	$883,602,465
Smyrna	13067031118	$1,060,187,007
Smyrna	13067031120	$788,245,589
Smyrna	13067031121	$367,049,231
Smyrna	13067031122	$568,297,932
Smyrna	13067031209	$1,282,206,411
Smyrna	13067031215	$918,217,088
Smyrna	13067031217	$646,558,670
Smyrna	13067031220	$466,076,556
Smyrna	13067031221	$1,299,222,608

Source: FEMA NRI

3.8 School District Data

Children are among the most vulnerable populations during disasters, requiring special consideration in preparedness and response efforts. A community with high school enrollment typically has a significant portion of its population dependent on schools for safety, education, and emergency support during crises. Additionally, disruptions to education during disasters can have long-term impacts on children's well-being and development. Communities with higher school enrollment may face increased challenges in ensuring the safety and continuity of education during hazard events, making it essential to prioritize schools in mitigation planning and resource allocation.

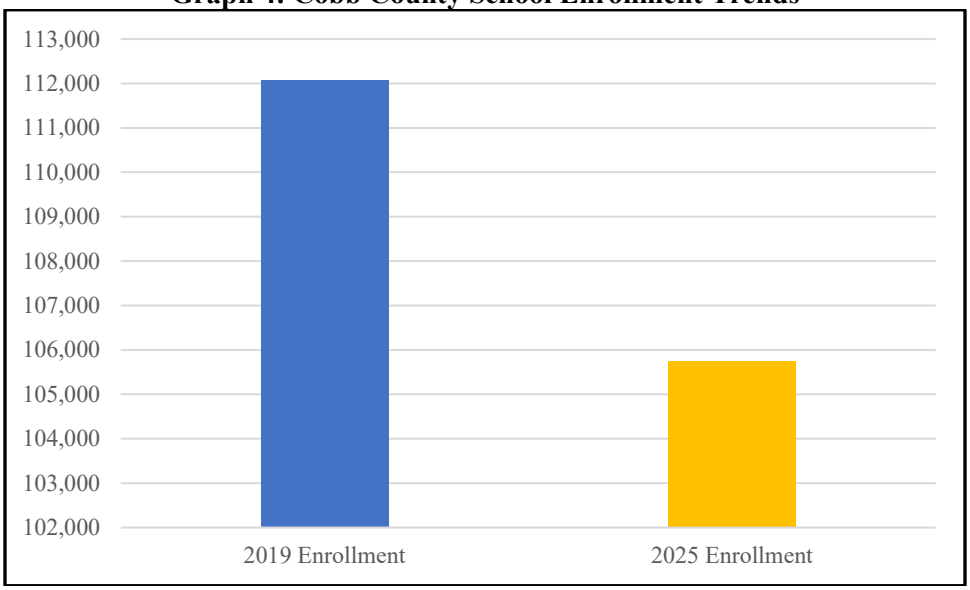
The following table presents school enrollment information from the Georgia Public Education Department for school years 2019 and 2025:

Table 12: Cobb County School Enrollment Information

District	2019 Enrollment	2025 Enrollment	Change, 2019-2025
All Cobb County Public Schools	112,084	105,738	- 6,346

Source: State of Georgia

Graph 4: Cobb County School Enrollment Trends



Source: State of Georgia

3.9 Critical Facilities and Infrastructure

Critical facilities have a net positive value on the community as they contribute to the public good by facilitating the basic functions of society. These locations help maintain order, public health, education, and help the economy function. Additionally, components are integral to disaster response and recovery operations. The following is a list of considered critical facilities:

- Fire facilities
- Law enforcement facilities
- Medical facilities
- Educational facilities
- Communication towers

Fire facilities play a critical role in hazard mitigation by providing the infrastructure, equipment, and trained personnel necessary to respond quickly to fires and related emergencies, thereby reducing the potential for widespread damage and loss of life. These facilities serve as operational hubs for firefighting, emergency medical services, and public safety education, enabling rapid deployment of resources during high-risk events such as wildfires, structure fires, or hazardous material incidents. Additionally, fire stations often contribute to community resilience through fire prevention programs, code enforcement, and collaboration with other agencies on disaster planning and mitigation strategies.

Law enforcement facilities are essential to hazard mitigation by supporting the coordination and execution of public safety operations before, during, and after emergencies. These facilities serve as command centers for maintaining order, enforcing evacuation orders, securing damaged or high-risk areas, and coordinating with other emergency services. They also play a preventive role through community outreach, crime deterrence, and intelligence gathering related to potential threats such as terrorism or civil unrest. By maintaining a visible and organized presence, law enforcement facilities help reduce vulnerabilities and ensure a swift, organized response to hazards.

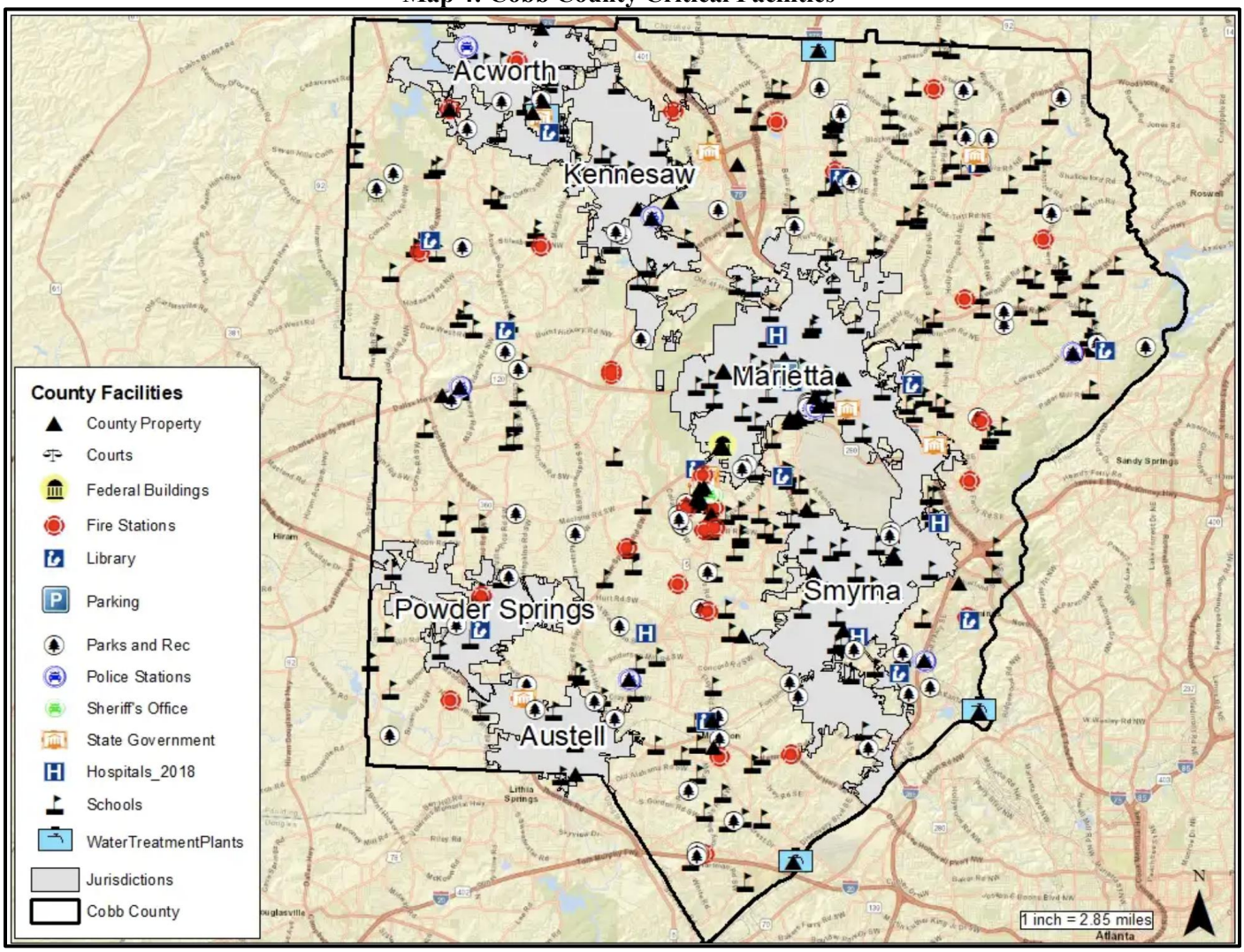
Medical facilities are vital to hazard mitigation by ensuring timely treatment of injuries, reducing fatalities, and supporting public health during and after emergencies. Hospitals, clinics, and other healthcare centers provide critical care services that help stabilize affected populations, manage disease outbreaks, and treat trauma resulting from disasters such as floods, fires, or pandemics. These facilities also contribute to preparedness through emergency planning, stockpiling of medical supplies, and coordination with emergency management agencies. By maintaining healthcare capacity and resilience, medical facilities help communities recover faster and reduce long-term health impacts of hazardous events.

Educational facilities are important to hazard mitigation because they serve as centers for preparedness education, community engagement, and often as emergency shelters during disasters. Schools help instill hazard awareness and safety practices in students, staff, and families through drills, curriculum integration, and public outreach. Many educational buildings are also designated as evacuation or shelter sites, especially in rural or underserved areas, making their structural resilience and emergency planning critical. By promoting a culture of preparedness and serving as community hubs, educational facilities strengthen overall community resilience to hazards.

Communication tower infrastructure ensures reliable, real-time communication before, during, and after emergencies. These towers support cellular networks, emergency alerts, public warning systems, and coordination among first responders. In disaster situations such as severe storms, floods, or power outages, communication towers enable critical information to reach residents, emergency services, and government agencies quickly and efficiently. Incorporating the protection, backup power, and strategic placement of communication towers into hazard mitigation plans helps reduce response times, improves situational awareness, and enhances overall community resilience during crises.

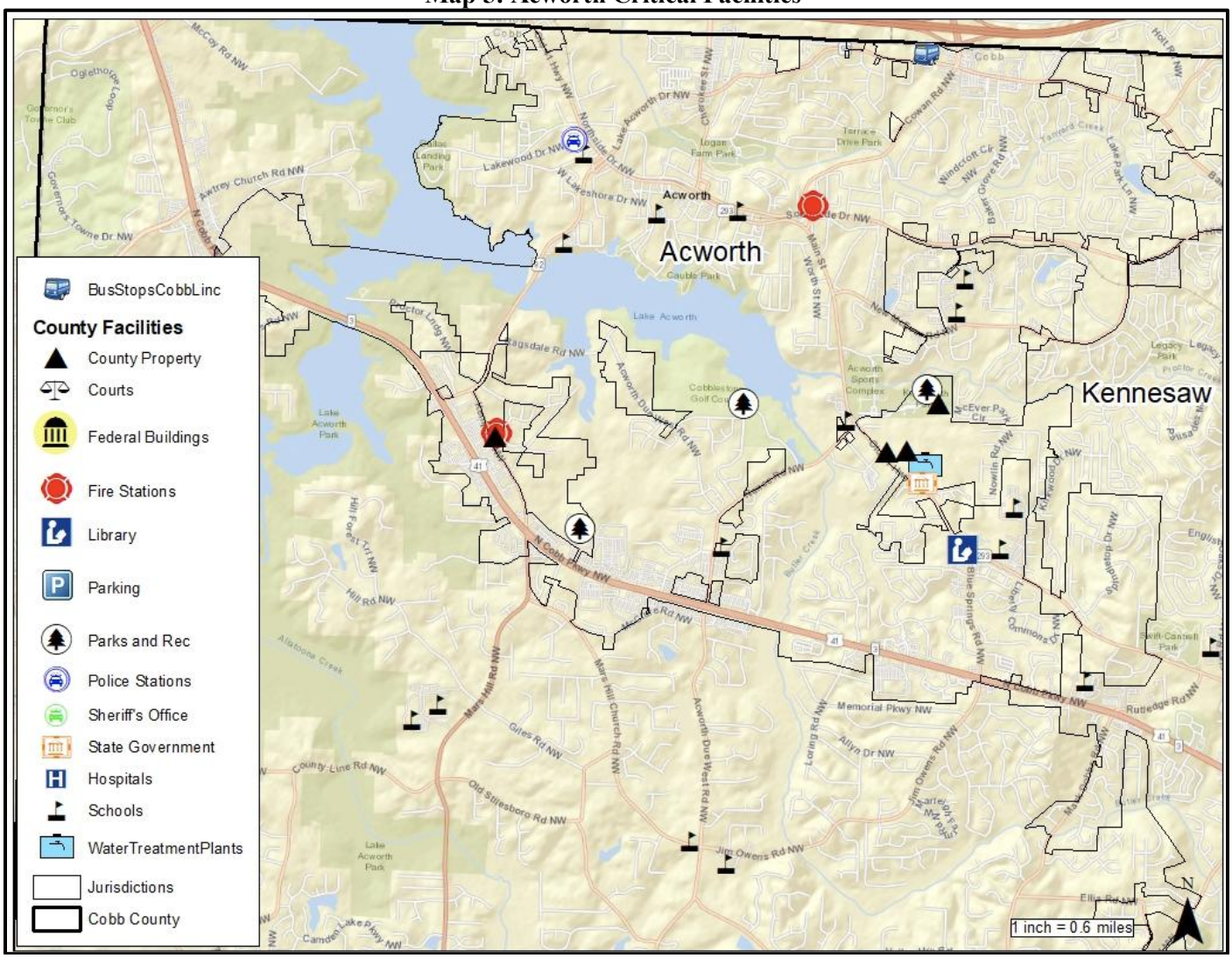
The following maps details critical facilities within Cobb County:

Map 4: Cobb County Critical Facilities



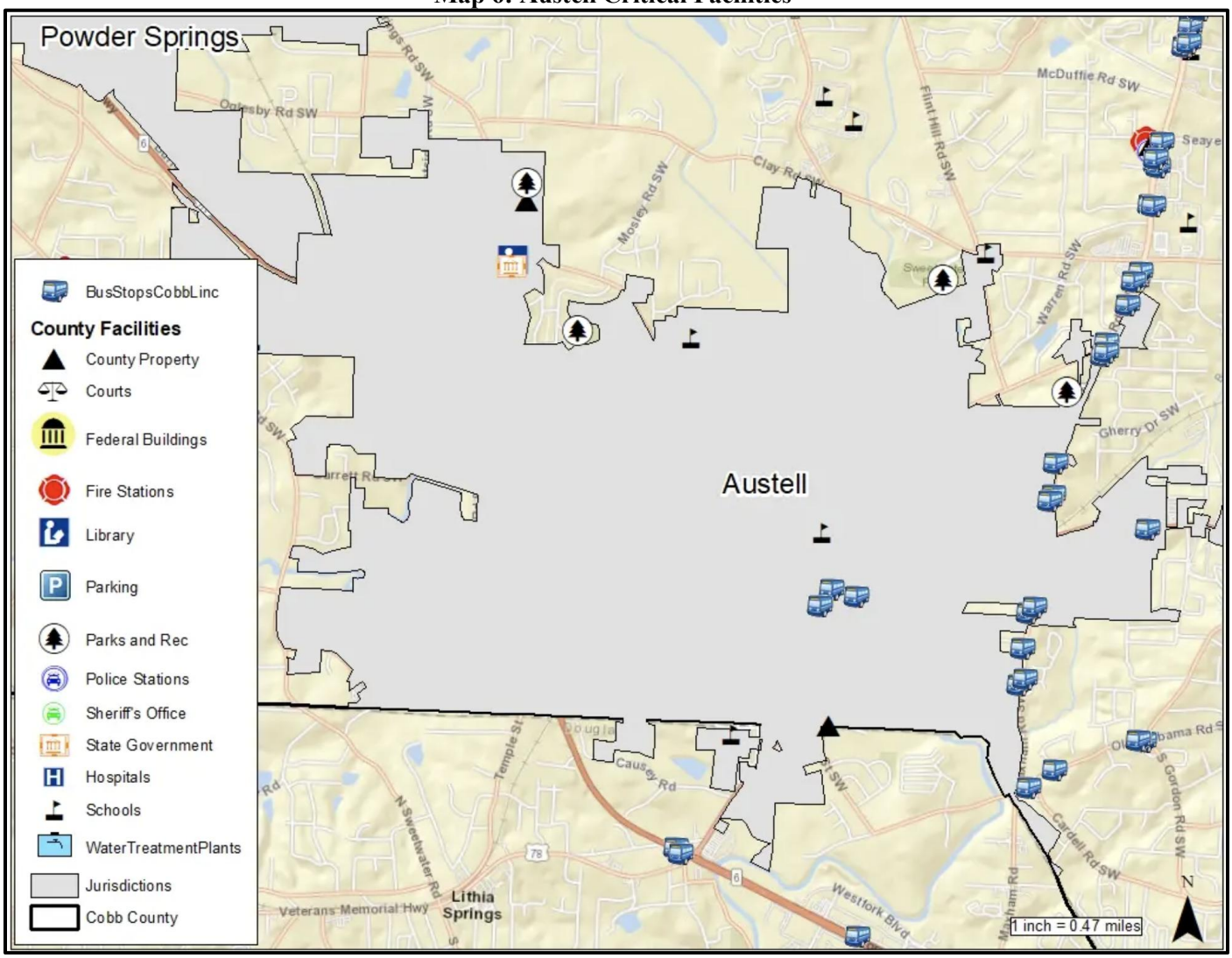
Source: Cobb County and Reliant Solutions

Map 5: Acworth Critical Facilities



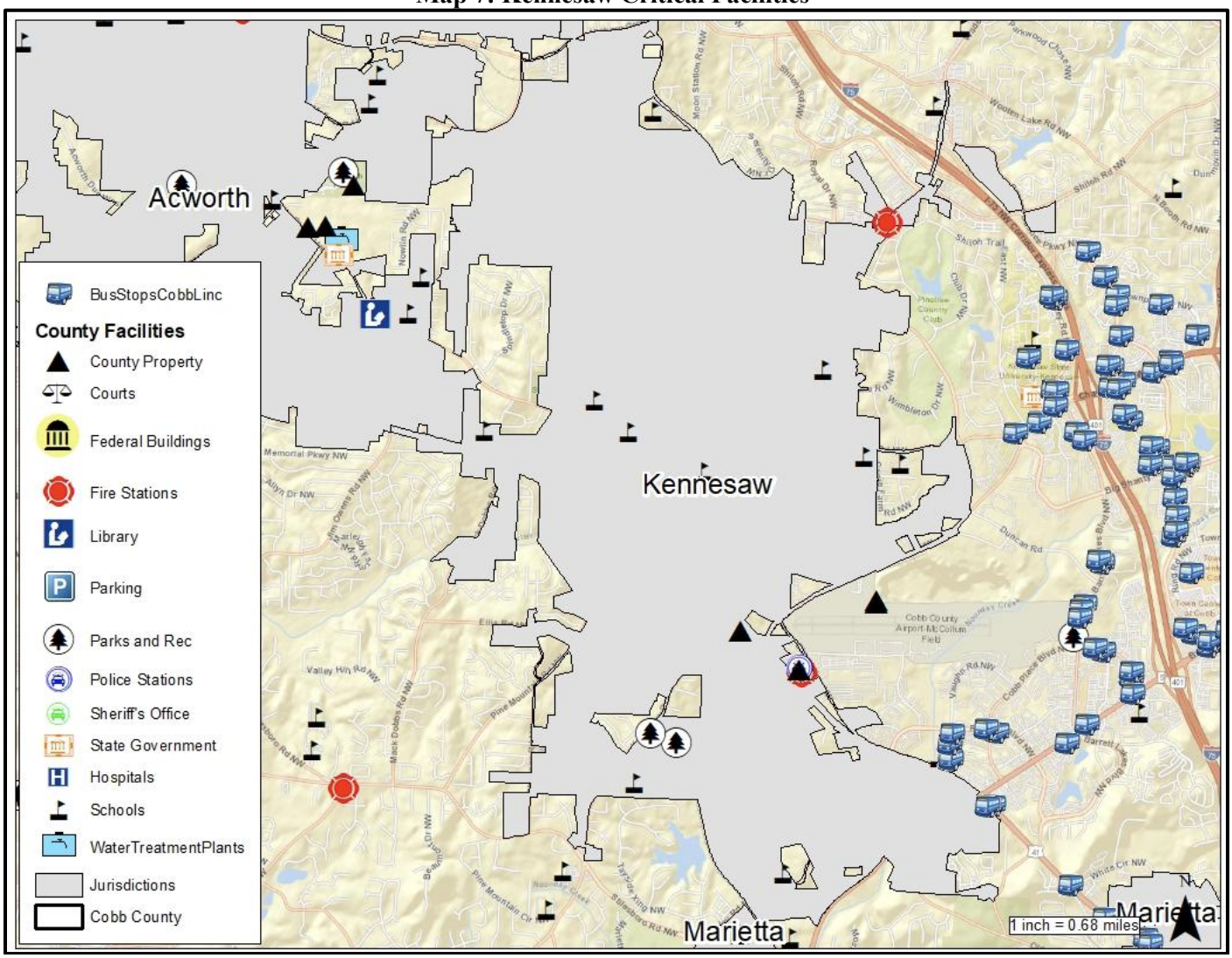
Source: Cobb County and Reliant Solutions

Map 6: Austell Critical Facilities



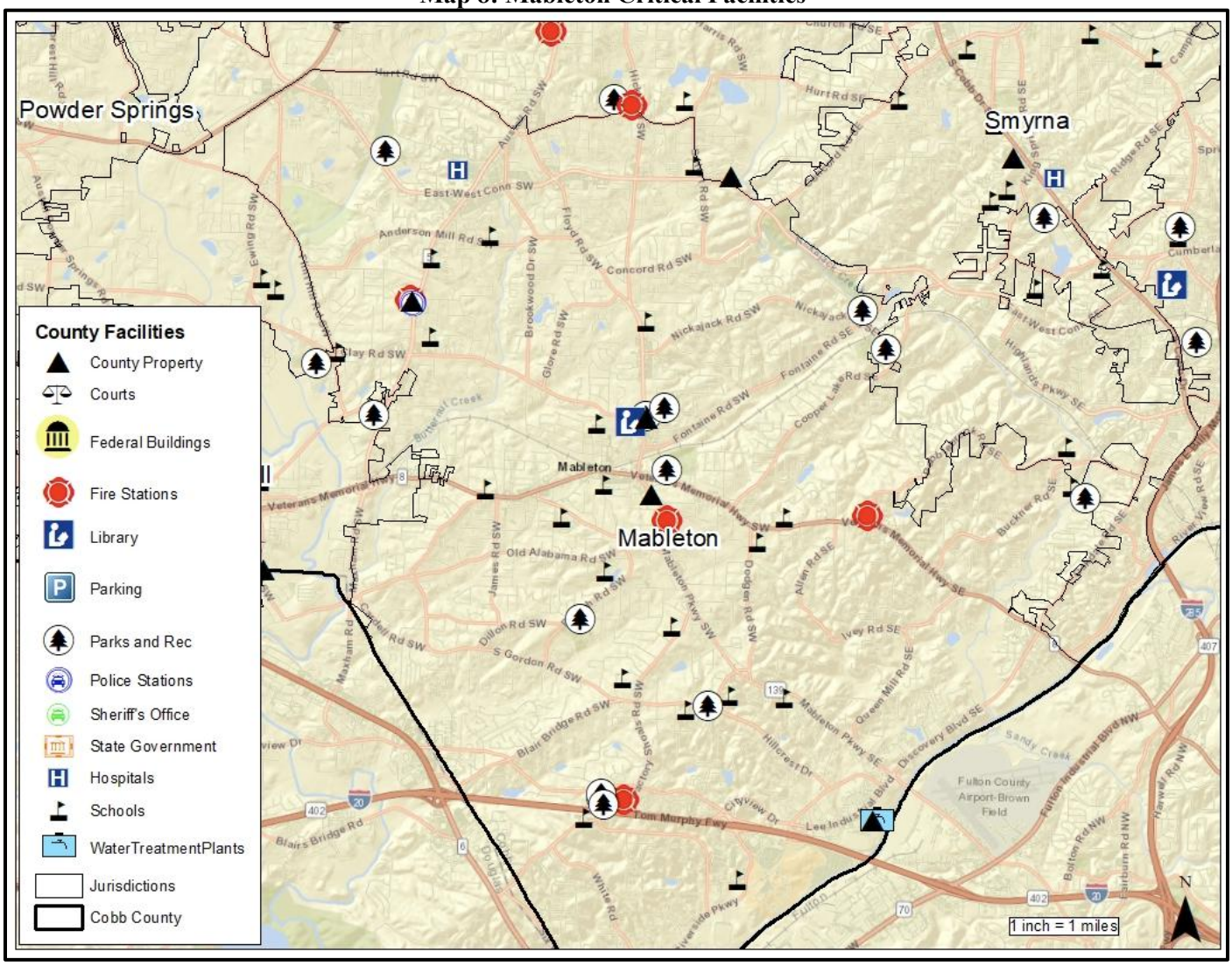
Source: Cobb County and Reliant Solutions

Map 7: Kennesaw Critical Facilities



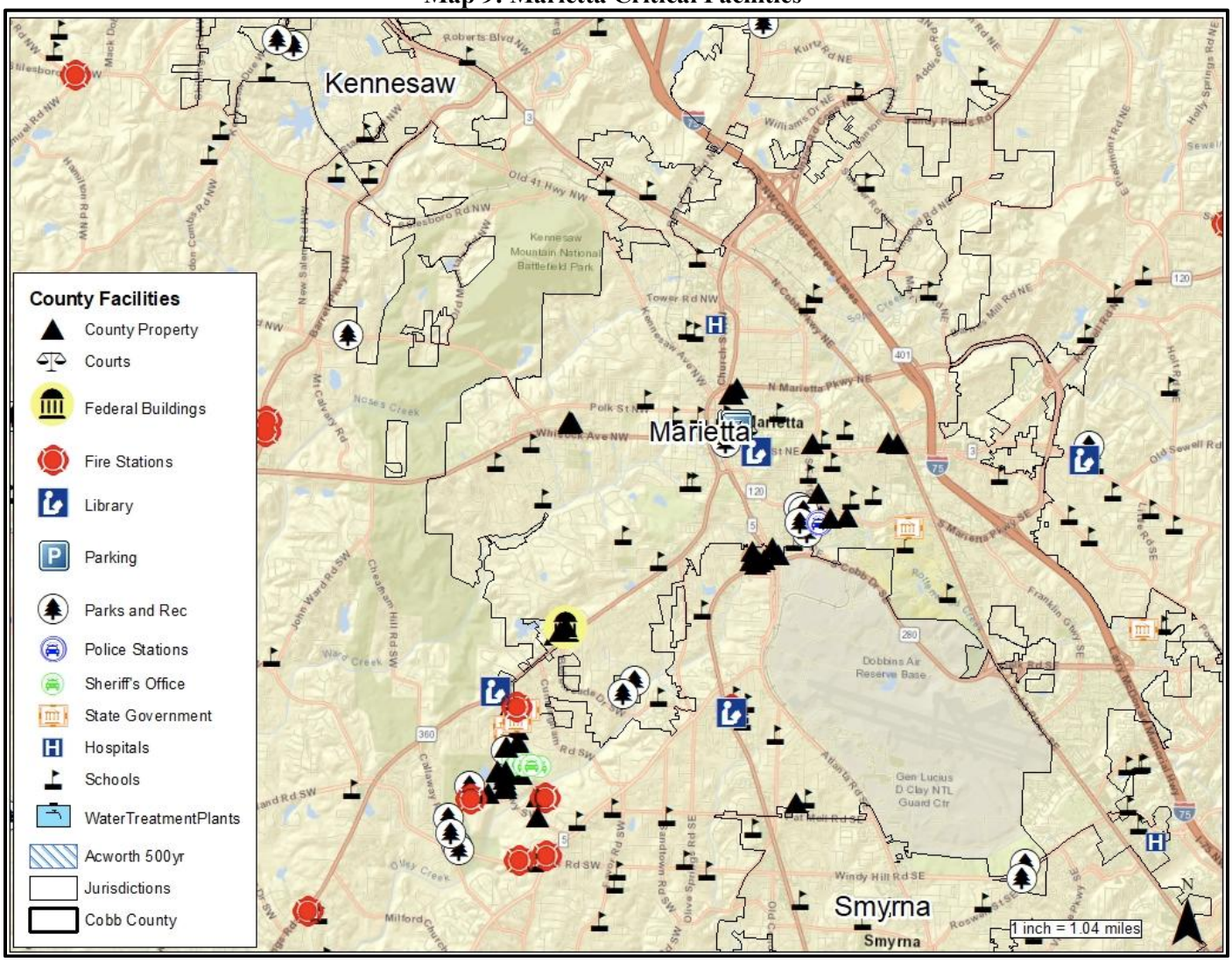
Source: Cobb County and Reliant Solutions

Map 8: Mableton Critical Facilities



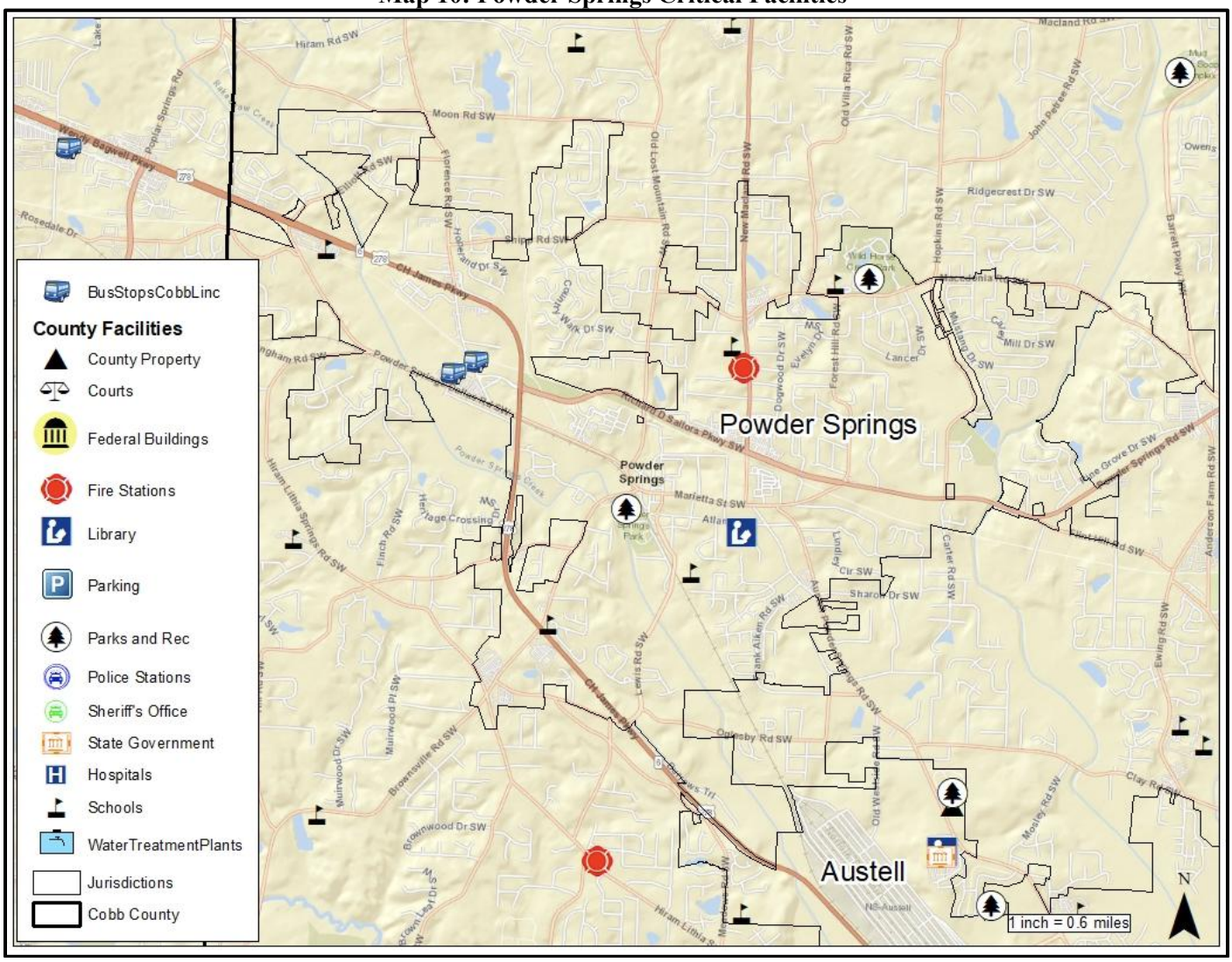
Source: Cobb County and Reliant Solutions

Map 9: Marietta Critical Facilities



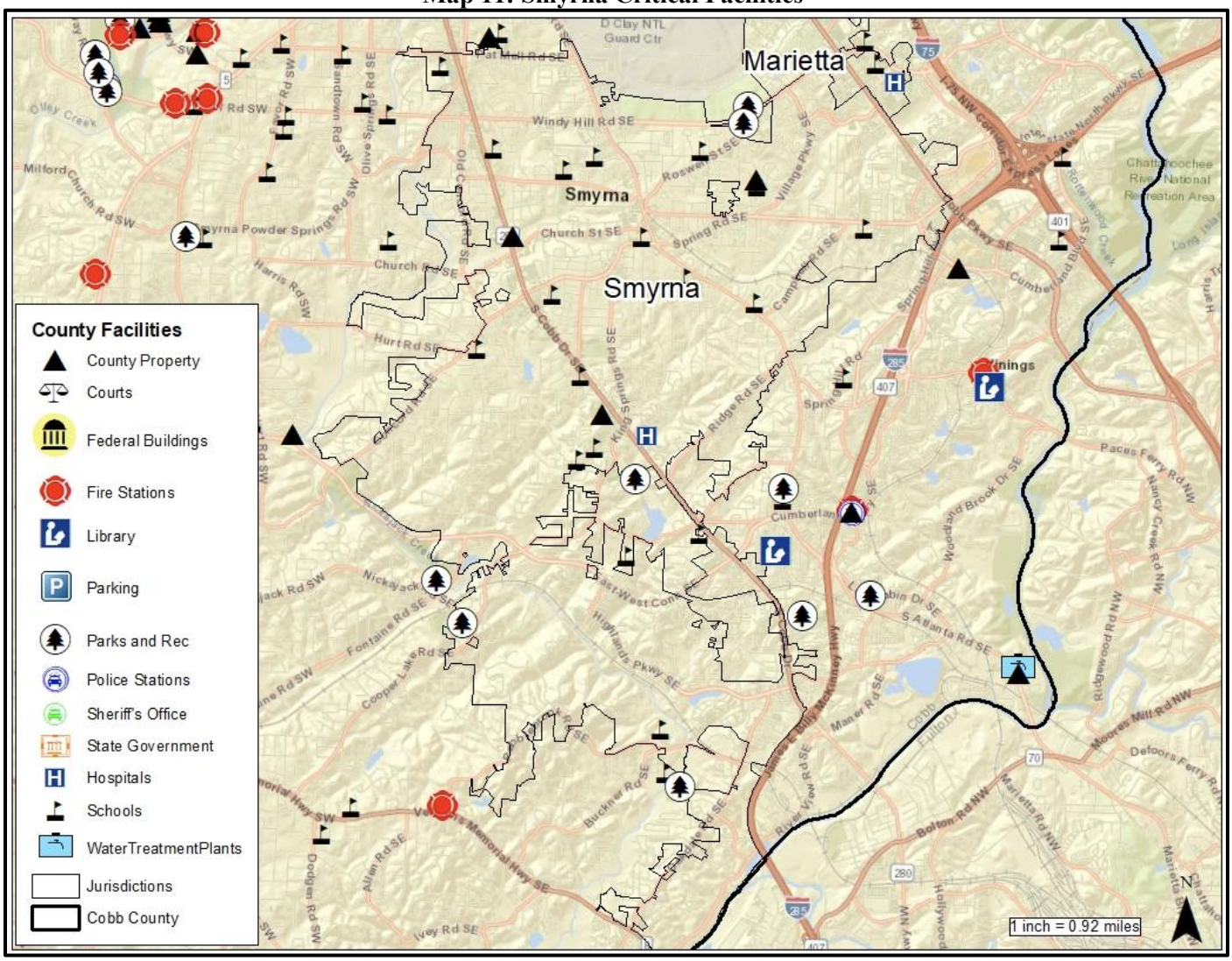
Source: Cobb County and Reliant Solutions

Map 10: Powder Springs Critical Facilities



Source: Cobb County and Reliant Solutions

Map 11: Smyrna Critical Facilities



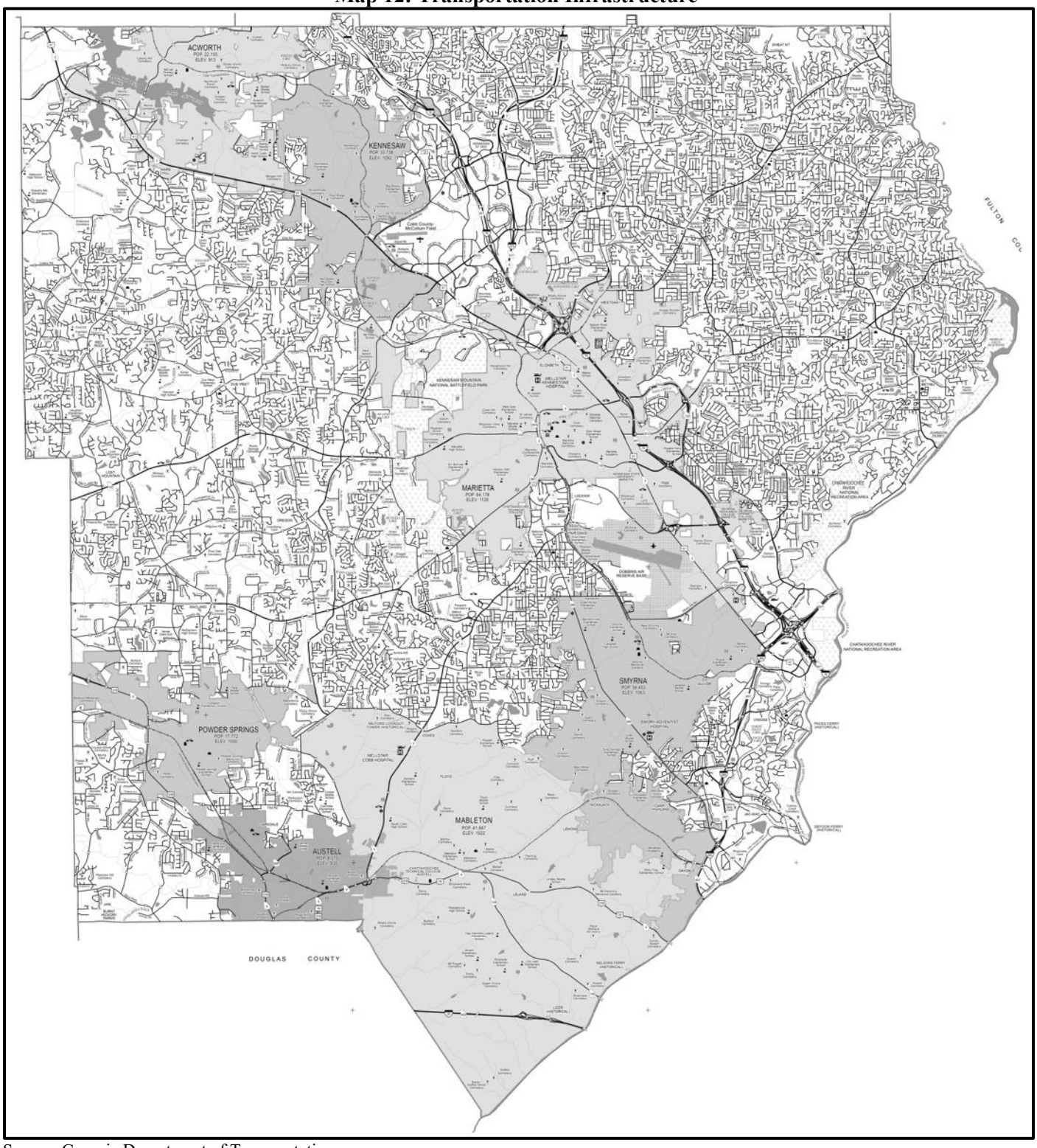
Source: Cobb County and Reliant Solutions

Critical infrastructure refers to the essential systems, assets, and services that are vital for the functioning of society and the economy. These infrastructures are necessary for public safety, economic stability, and quality of life. If disrupted or destroyed, the impacts could be severe, affecting the community's ability to function. The following is a list of considered critical infrastructure:

- Transportation infrastructure
- Energy generation and regulation
- Water and wastewater treatment

Transportation infrastructure is essential in supporting emergency response, evacuation, and the delivery of critical supplies during disasters. Well-maintained roads, bridges, and transit systems enable first responders to access affected areas quickly and help residents evacuate safely. Identifying and reinforcing vulnerable transportation routes reduces the risk of isolation, delays, and infrastructure failure during events like floods, storms, or earthquakes. The following map details major transportation infrastructure within Cobb County:

Map 12: Transportation Infrastructure



Source: Georgia Department of Transportation

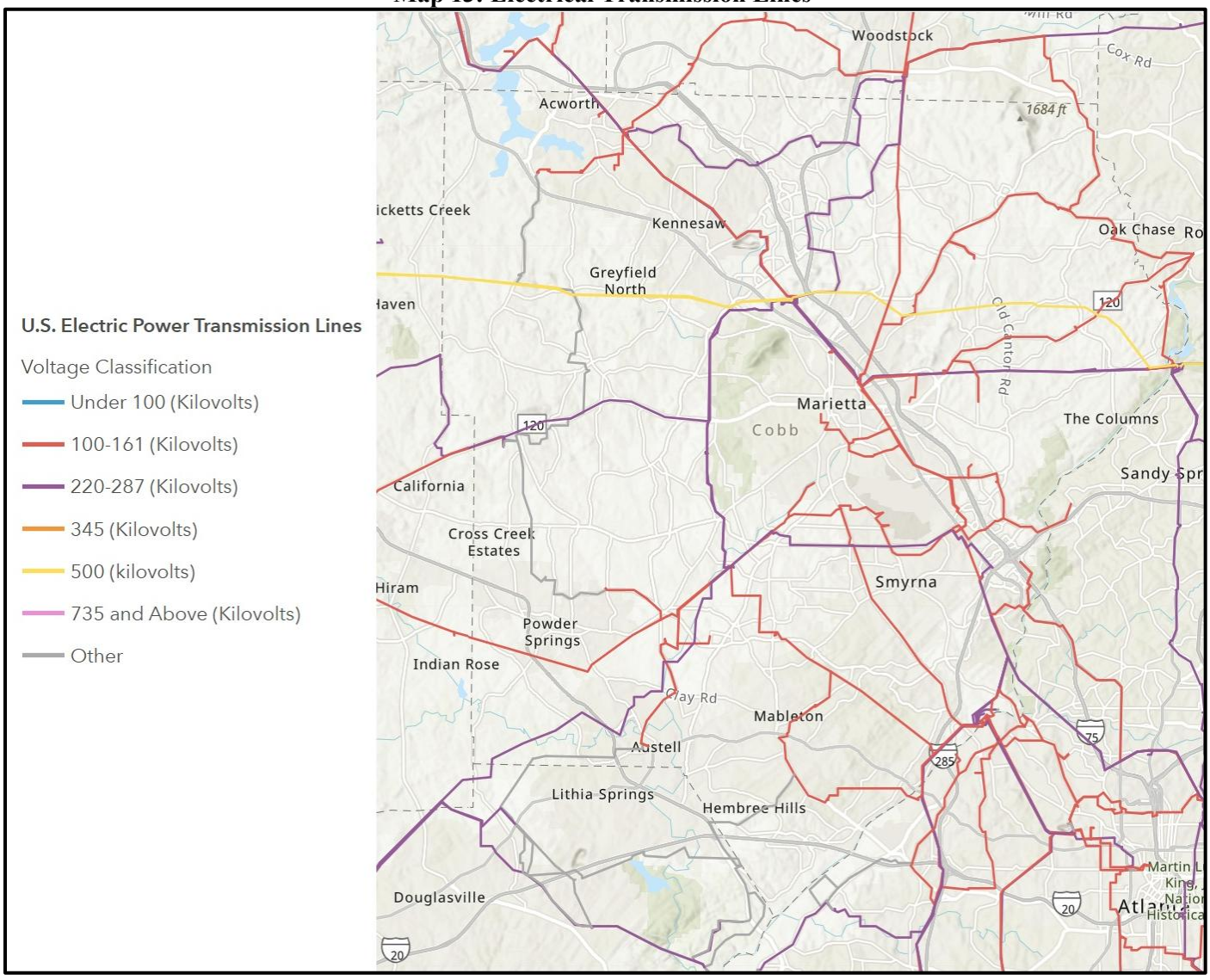
Electrical infrastructure is vital to hazard mitigation because it powers critical systems such as emergency communications, medical facilities, water treatment plants, and heating or cooling systems that protect public health and safety during disasters. A resilient electrical grid helps prevent cascading failures, reduces the risk of power outages during hazardous events, and supports faster recovery efforts. Backup power systems, grid hardening, and routine maintenance further ensure continuity of operations for essential services. By maintaining reliable electrical infrastructure, communities can better withstand and respond to a wide range of hazards.

In Cobb County, electricity services are provided by private utility companies rather than a county-operated department. The primary electric utilities serving the area are:

- City of Acworth Power
- Cobb EMC
- Georgia Power
- GreyStone Power Corporation
- Marietta Power & Water

These companies are responsible for electricity generation, transmission, and distribution to residents and businesses throughout the county.

Map 13: Electrical Transmission Lines



Source: FEMA RAPT

In Cobb County, Georgia, public drinking water and wastewater services are provided through a regional framework anchored by the Cobb County Water System and the Cobb County–Marietta Water Authority (Cobb County–Marietta Water Authority is the wholesale producer of treated drinking water, while Cobb County Water System is the primary retail provider for most unincorporated areas and several cities. Wastewater treatment is handled at Cobb County water reclamation facilities. Within city limits, Marietta, Smyrna, and Austell operate municipal retail systems that purchase

treated water from Cobb County–Marietta Water Authority and manage local distribution/collection, with wastewater ultimately treated by Cobb County facilities under intergovernmental agreements. Acworth and Powder Springs are served by CCWS for both water and sewer. Stormwater management is administered by the County (for unincorporated areas) and each municipality within its corporate limits under their MS4 permits.

While the vast majority of Cobb residents are on public water and sewer, some properties, typically in older or fringe areas, use private wells and/or onsite septic systems. Private wells are regulated under the Georgia Water Well Standards Act, which governs siting, construction, maintenance, and abandonment to protect public health and groundwater resources. Septic systems are permitted by local health authorities. Where redevelopment occurs, public sewer extensions or septic remediation may be required to reduce environmental and flood risk.

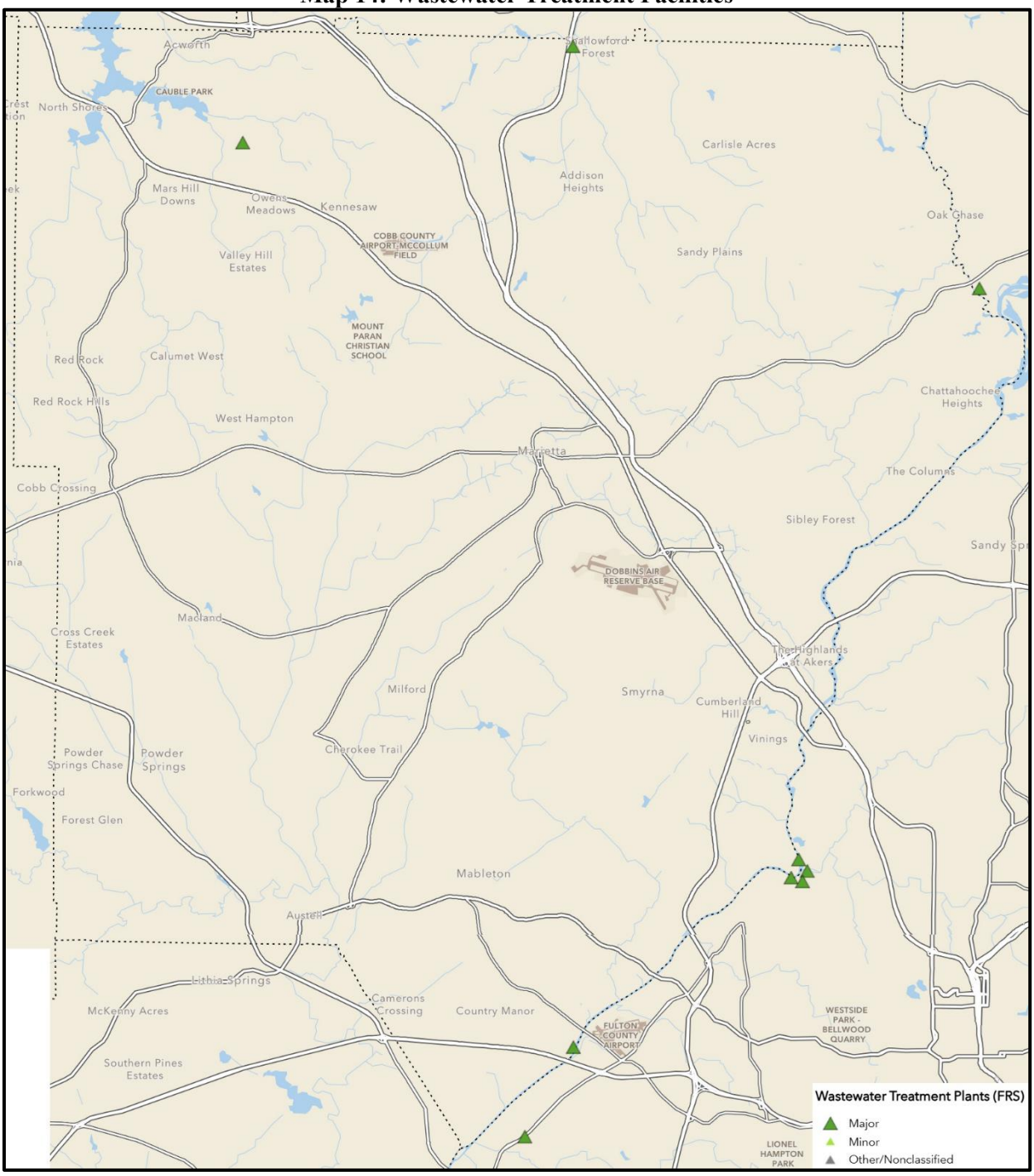
The following table details water and wastewater service provider facilities:

Table 13: Cobb County Water and Wastewater Facilities

Facility name	Location (city/area)	Facility type	Operator
James E. Quarles Water Treatment Plant	Marietta / East Cobb	Drinking water treatment (wholesale)	Cobb County–Marietta Water Authority
Hugh A. Wyckoff Water Treatment Plant	Acworth / West Cobb (Lake Allatoona source area)	Drinking water treatment (wholesale)	Cobb County–Marietta Water Authority
R. L. Sutton Water Reclamation Facility	Smyrna / Chattahoochee corridor	Wastewater treatment	Cobb County Water System
South Cobb Water Reclamation Facility	Austell / Mableton area	Wastewater treatment	Cobb County Water System
Noonday Creek Water Reclamation Facility	Kennesaw / Northeast Cobb	Wastewater treatment	Cobb County Water System
Northwest Cobb Water Reclamation Facility	Kennesaw / Northwest Cobb	Wastewater treatment	Cobb County Water System

The following map details the locations of these facilities:

Map 14: Wastewater Treatment Facilities



Source: FEMA RAPT

A portion of Cobb County residents, particularly those in rural areas, still rely on private wells. However, those living in incorporated cities are mostly served by public water systems. The mix of water access methods reflects the county's combination of urban, suburban, and rural land uses.

- In rural and unincorporated parts of the county, especially in agricultural and low-density residential areas, many homes rely on private water wells.
- These wells are drilled and maintained by the property owner and regulated for safety and water quality by the Cobb County Public Health Department.
- Homes with private wells also typically have septic systems for wastewater treatment.

3.10 Historic Places

Historic buildings are generally more vulnerable to natural hazards due to their age, materials, and construction methods. These structures were often built before modern building codes and may lack the structural reinforcements required to withstand hazards. Additionally, the materials used in historic buildings, like old brick, wood, or mortar, may have deteriorated over time, further reducing their resilience. However, the MPC has determined that, in general, these locations are no more or less vulnerable to the identified hazards within this plan.

Preserving historic buildings poses unique challenges in hazard mitigation because retrofitting or upgrading them to meet modern safety standards must balance maintaining their historical integrity. This vulnerability underscores the importance of integrating historic preservation with hazard mitigation planning, ensuring that these culturally significant structures are protected while minimizing risks to public safety. For cultural and historic locations within Cobb County, the following resources were consulted:

- **National Register of Historic Places**: The official list of the United States' historic properties deemed worthy of preservation for their significance in American history, architecture, archaeology, engineering, or culture. Administered by the National Park Service under the Department of the Interior, it includes districts, sites, buildings, structures, and objects. Established by the National Historic Preservation Act of 1966, the register seeks to recognize and protect cultural heritage. While listing does not impose restrictions on private property, it provides eligibility for preservation incentives.

The following table details properties and locations in Cobb County and participating jurisdictions listed on the register:

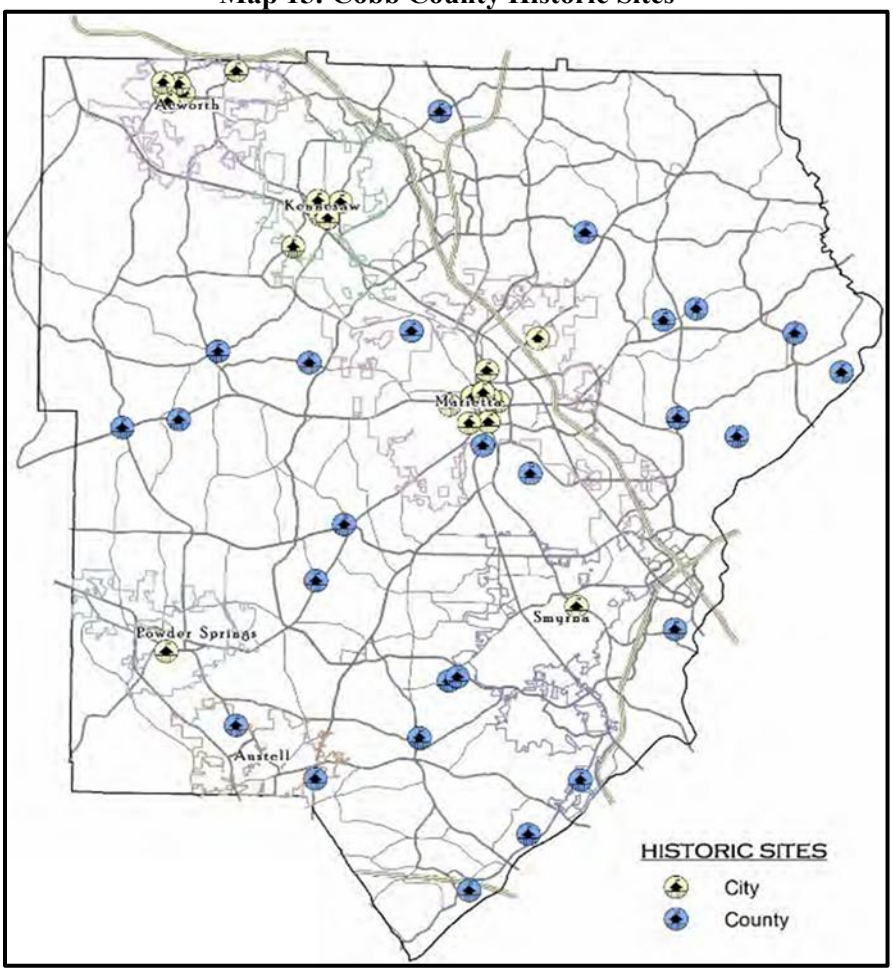
Table 14: Cobb County Historic Places

Location	Jurisdiction	National Register
Butner-Mctyre General Store	Powder Springs	x
McAdoo, William Gibbs, House	Marietta	x
Moore, Tarleton, House	Acworth	x
North Main Street Historic District	Kennesaw	x
Northwest Marietta Historic District	Marietta	x
Pace, Solomon and Penelopy, House	Vinings	x
Power, George A., House	Marietta	x
Rice, John W., Summer Cottage	Smyrna	x
Riverview Carousel at Six Flags Over Georgia	Austell	x
Root, William and Hannah, House	Marietta	x
Ruff's Mill and Concord Covered Bridge	Smyrna	x
Smith-Manning House	Marietta	x
Sope Creek Ruins	Marietta	x
Summers Street Historic District	Kennesaw	x
Taylor-Brawner House and Brawner Sanitarium	Smyrna	x
Union Field Fortifications at Henderson Road	Mableton	x
Washington Avenue Historic District	Marietta	x
Whitlock Avenue Historic District	Marietta	x
Zion Baptist Church	Marietta	x

Source: National Register of Historic Places, Georgia State Register of Cultural Properties

The following map, from Cobb County's 2040 Comprehensive Plan (five-year update adopted January 2025), illustrates the location of these sites:

Map 15: Cobb County Historic Sites



Source: Cobb County Comprehensive Plan

3.11 Economic Conditions

U.S. Census Bureau American Community Survey 2018–2022 5-Year Estimates, the following table summarizes the distribution of employed Cobb County residents by industry category. This information provides context on the county's employment base, and helps describe the types of economic activity that may be affected by hazard events, including potential impacts to major employers, service sectors, and supply chains:

Table 15: Cobb County Employment Data

Industry Type	Number Employed
Agriculture, forestry, fishing and hunting, and mining	979
Construction	34,608
Manufacturing	29,840
Wholesale trade	11,503
Retail trade	46,405
Transportation and warehousing, and utilities	26,779
Information	14,755
Finance and insurance, and real estate and rental and leasing	29,735
Professional, scientific, and management, and administrative and waste management services	85,180
Educational services, health care and social assistance	77,948
Arts, entertainment, recreation, and accommodation and food services	37,882
Other services, except public administration	23,648
Public administration	12,727

Source: U.S. Census Bureau

In addition to industry distribution, U.S. Census Bureau data provides insight into the working-age population that is employed, or actively seeking employment. These labor force measures help describe economic engagement across the county and participating jurisdictions, and they provide context for estimating potential workforce and service disruptions during hazard events. As shown in the following table, Cobb County has a substantial labor force among residents age 16 and over, with labor force and employment totals reported for the county and incorporated jurisdictions:

Table 16: Jobs Held by Cobb County Residents, by Type of Industry, 2024

Jurisdiction	Population over 16	In Labor Force	Employed	Unemployed
Cobb County	625,149	447,698	431,989	15,066
Acworth	17,753	12,931	12,279	652
Austell	6,635	4,776	4,463	313
Kennesaw	27,382	18,933	17,714	1,153
Mableton	33,783	24,423	22,805	1,605
Marietta	50,090	34,050	32,577	1,329
Powder Springs	13,882	9,019	8,664	355
Smyrna	45,026	35,135	33,688	1,358

Source: U.S. Census Bureau

Community activities and events also contribute to the county's social cohesion and quality of life, and they can influence preparedness messaging, emergency communications, and recovery priorities. For a complete listing of community events, refer to the Cobb County Chamber of Commerce and municipal event calendars.

3.12 Physical Setting and Land Cover

Cobb County is located in northwestern Georgia, immediately west of the City of Atlanta. The county lies within the Piedmont physiographic region, an area defined by gently rolling hills, shallow ridges, and narrow stream valleys. Elevations vary from around 800 feet along the southern floodplains to more than 1,800 feet at Kennesaw Mountain, the county's most prominent natural feature. Numerous small creeks and tributaries traverse the landscape, draining either north to the Etowah River and Lake Allatoona or south and east into the Chattahoochee River, which forms much of the county's boundary. These waterways shape the county's floodplains and wetlands, providing ecological habitat but also posing localized flooding concerns, particularly along Sope Creek, Rottenwood Creek, and Sweetwater Creek.

The county's land cover reflects a mixture of natural and developed systems. Forested areas remain an important part of the landscape, particularly along ridges, stream corridors, and within protected areas such as Kennesaw Mountain National Battlefield Park and the Chattahoochee River National Recreation Area. These forests, dominated by a blend of pines and hardwoods, help stabilize soils, reduce erosion, and absorb stormwater runoff, thereby playing a role in flood mitigation and water quality protection.

At the same time, Cobb County is one of the most urbanized counties in Georgia, with significant residential, commercial, and industrial development. Growth is concentrated around major transportation corridors, including Interstates 75 and 285, as well as within and around cities such as Marietta, Smyrna, and Kennesaw. Expanding suburban development has introduced large areas of impervious surfaces, roads, rooftops, and parking lots that limit infiltration, increase runoff, and intensify localized flood and erosion hazards.

Pockets of open space and farmland are still present, especially in the western and southern parts of the county, though their extent has declined over time. These areas provide important buffers for growth, sustain limited agricultural activity, and preserve ecological functions where development pressure has not yet dominated. Overall, the physical setting and land cover of Cobb County illustrate the balance between its Piedmont natural systems and the ongoing impacts of suburban and urban growth. This dynamic setting underscores the importance of thoughtful land-use planning, watershed management, and forest conservation as strategies to reduce hazard risk and enhance long-term community resilience.

In Cobb County, a mixed land use environment combined with steady population growth has produced several development patterns that continue to shape the county's landscape:

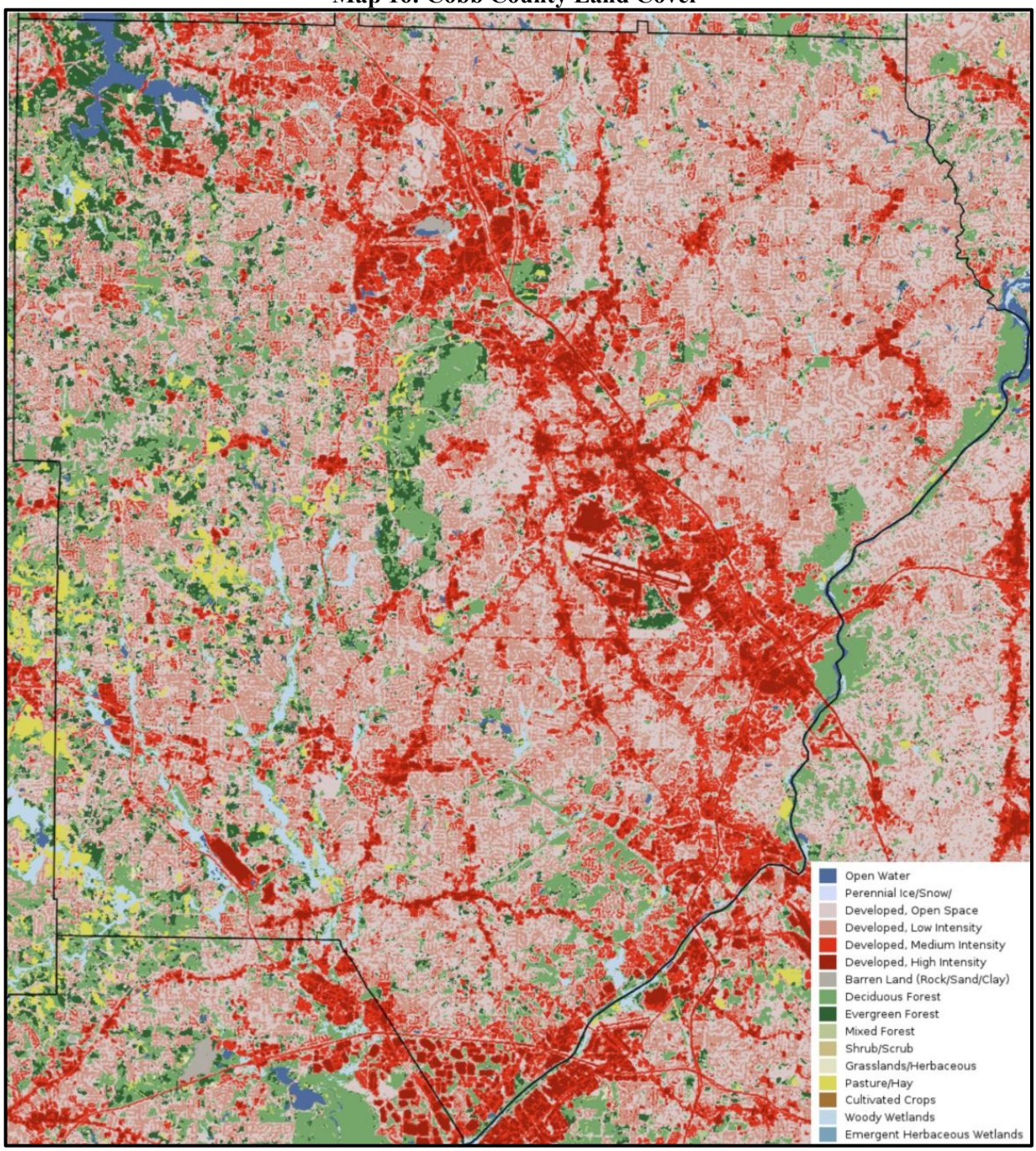
- **Agricultural to Residential Transition:** Farmland and open space that once characterized western and southern portions of the county are increasingly being converted into subdivisions, schools, and neighborhood commercial centers.
- **Suburban Expansion and Low-Density Growth:** Residential development often spreads outward from the county's established cities, creating pockets of low-density housing that rely heavily on automobile travel and put pressure on transportation infrastructure.
- **Infill and Redevelopment:** Older commercial corridors and underutilized properties, particularly near Marietta, Smyrna, and around I-75/I-285 interchanges, are being redeveloped into higher-intensity uses such as mixed-use developments, office complexes, and multi-family housing.
- **Infrastructure Expansion:** Transportation improvements (such as road widening and interchange upgrades), water and sewer system extensions, and expanded public services accompany this growth to meet rising demand.

While certain areas of Cobb County, particularly preserved greenspace, ridges, and stream buffers, retain more of their natural or semi-rural character, these landscapes remain vulnerable to development pressure. Their long-term condition is influenced by multiple factors, including:

- **Economic Conditions:** The profitability of small farms and local agricultural operations has declined, making land sales for development more attractive to property owners.
- **Urbanization and Suburbanization:** The proximity to Atlanta drives suburban expansion, with residential and commercial growth encroaching on remaining rural tracts.
- **Infrastructure Development:** New transportation corridors, including expanded arterial roads and access to interstates, accelerate the conversion of open space to residential and commercial uses.
- **Government Policies:** Zoning codes, conservation easements, and greenspace initiatives play a critical role in either allowing farmland conversion or protecting environmentally sensitive areas.
- **Local Planning and Zoning:** County and municipal zoning regulations determine where and how redevelopment and suburban expansion occur, balancing economic growth with conservation.
- **Population Trends:** With a growing and diverse population, demand for housing and services continues to rise, particularly in areas adjacent to major employment and transportation hubs.

The following map illustrates land cover for Cobb County and all participating jurisdictions:

Map 16: Cobb County Land Cover



Source: Cobb County Comprehensive Plan

Land use in a region has a profound and lasting impact on future development. The way land is allocated and utilized can shape the economic, social, and environmental aspects of a region for decades, and can impact:

- **Economic Development:** Land use decisions influence the location and type of economic activities in a region. Zoning regulations that encourage the development of industrial zones can attract manufacturing businesses, while zoning for commercial and residential areas can promote retail and housing development. These decisions can have long-term implications for job creation, revenue generation, and overall economic health.
- **Transportation and Infrastructure:** Land use planning is closely tied to transportation infrastructure. The location of roads and other transportation facilities is determined in part by land use decisions. Well-planned land use can lead to efficient transportation networks, reducing congestion, and improving mobility. Poorly planned land use, on the other hand, can result in traffic congestion and increased infrastructure costs.

- **Housing and Urbanization:** Land use policies influence the availability and affordability of housing in a region. Zoning regulations, for example, can determine the density of residential areas and the types of housing permitted. Inadequate or restrictive land use policies can lead to housing shortages and higher costs, while well-planned policies can support diverse housing options and affordability.
- **Long-Term Costs:** Land use decisions can affect the long-term costs of development. Efficient land use planning can reduce the need for costly infrastructure extensions and maintenance, while inefficient or sprawling development can strain municipal budgets.

Cobb County contains a diverse network of rivers, creeks, and reservoirs that shape both the county's ecology and its hazard profile. Situated within the Upper Chattahoochee River sub-basin of the Apalachicola–Chattahoochee–Flint (ACF) River Basin, the county's waterways provide drinking water, recreational opportunities, and critical habitat.

The Chattahoochee River defines much of Cobb County's eastern and southeastern border. It serves as a vital municipal water source, a key wildlife corridor, and a recreational asset that supports boating, fishing, and trails within the Chattahoochee River National Recreation Area.

Sweetwater Creek flows through the southern portion of the county and into Sweetwater Creek State Park, where it forms George Sparks Reservoir. The park and reservoir provide flood storage, recreation, and natural heritage value, but are also susceptible to flash flooding during heavy rainfall events.

Sope Creek, Rottenwood Creek, and Nickajack Creek are major tributaries that drain large portions of the county into the Chattahoochee. These creeks are notable for their urbanized watersheds, which generate flashy runoff and increase localized flood risk.

Lake Allatoona and the Etowah River influence northern Cobb County, where tributaries such as Noonday Creek, Rubes Creek, and Butler Creek flow northward. These waterways support recreation and supply, but also require careful watershed management to control sediment and stormwater impacts.

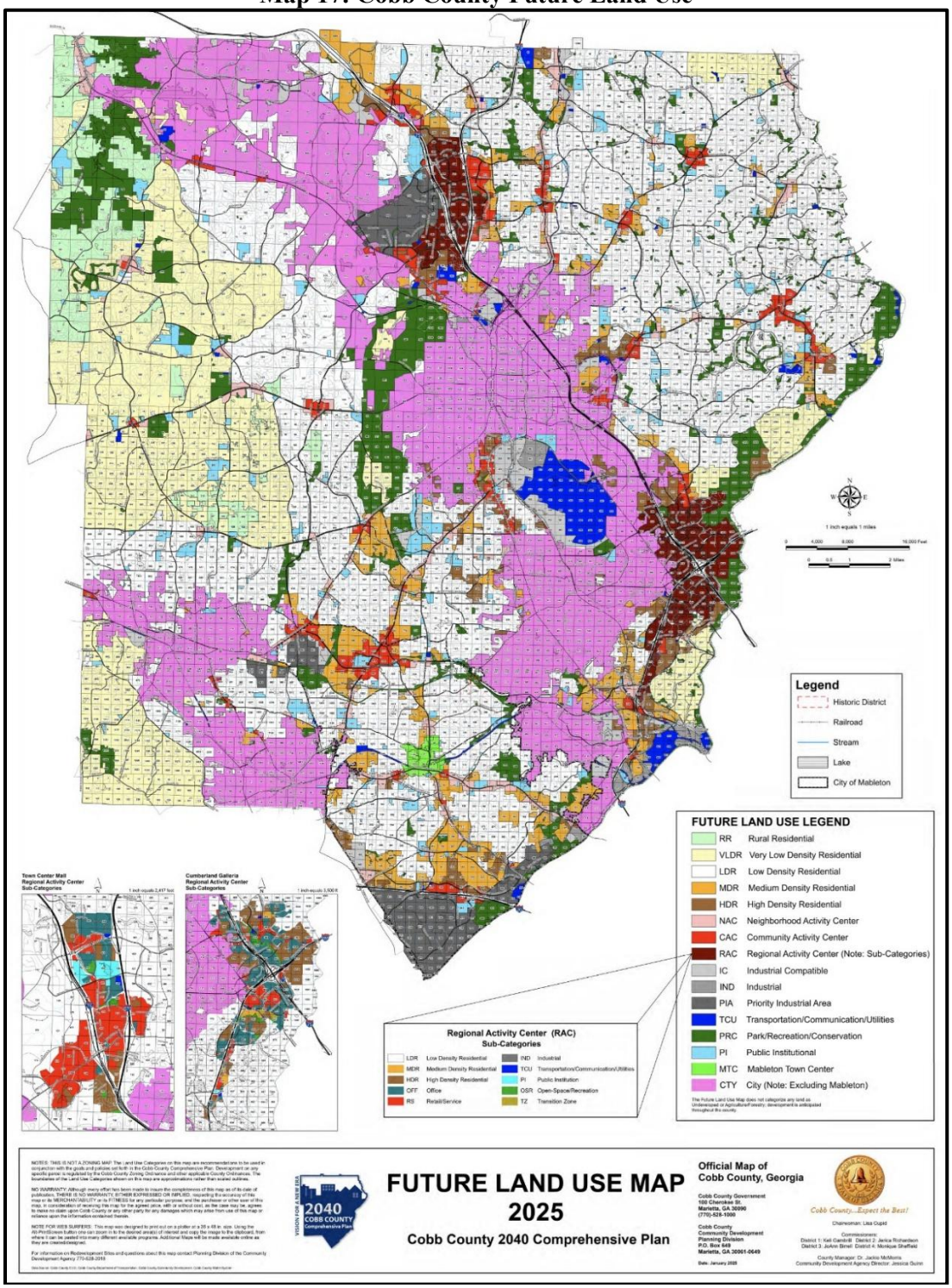
In addition to these larger systems, numerous smaller creeks and headwater streams, such as Willeo, Mud, and Ward Creeks, are integral to local drainage and habitat connectivity. Collectively, these waterways highlight the importance of watershed-scale planning and stormwater management in hazard mitigation, as they both sustain the county's residents and amplify vulnerability to flooding, erosion, and water-quality challenges when stressed by development.

3.13 Future Development

The future land use map illustrates the major concepts for where and how Cobb County should guide future physical development. The intent is to preserve existing heritage and character which has made the County distinct, while accommodating growth within areas that can support additional development. The Future Land Use map is a graphical representation of the development principles, the guiding factors of future development and suggests land appropriate for development, the general form physical development should follow, and how differing land uses should interact with one another.

The following map, from Cobb County's 2040 Comprehensive Plan (five-year update adopted January 2025), indicates project future land uses:

Map 17: Cobb County Future Land Use



Source: Cobb County Comprehensive Plan

The Cobb County 2040 Comprehensive Plan continues to steer growth toward infill, redevelopment, and activity centers while preserving stable neighborhoods and strategic greenspace. In practice, this means intensification around Cumberland/The Battery, Town Center/KSU, and city downtowns, paired with river-corridor access and habitat upgrades under the Chattahoochee RiverLands vision and related projects such as New Day Palisades (Paces Mill). This policy direction aligns near-term private investment (multifamily, mixed-use, and office retrofits) with public works that improve mobility and public realm, for example, Town Center's South Barrett Reliever, and with conservation moves like the 21-acre addition to Kennesaw Mountain National Battlefield Park that remove development pressure on sensitive sites.

This pattern concentrates impervious growth where services already exist and creates opportunities to retrofit stormwater and right-size culverts along urban tributaries near redevelopment, while river-corridor investments expand buffers, shade, and access. The densifying mixed-use pipeline around I-75/I-285 and Town Center will still require targeted green infrastructure, flood-capacity checks, and erosion control to offset flash-flood risk in small, and steep catchments. These mitigation actions your plan can tie directly to center-area capital projects and trail/greenway buildouts.

Notable recent and upcoming development projects include:

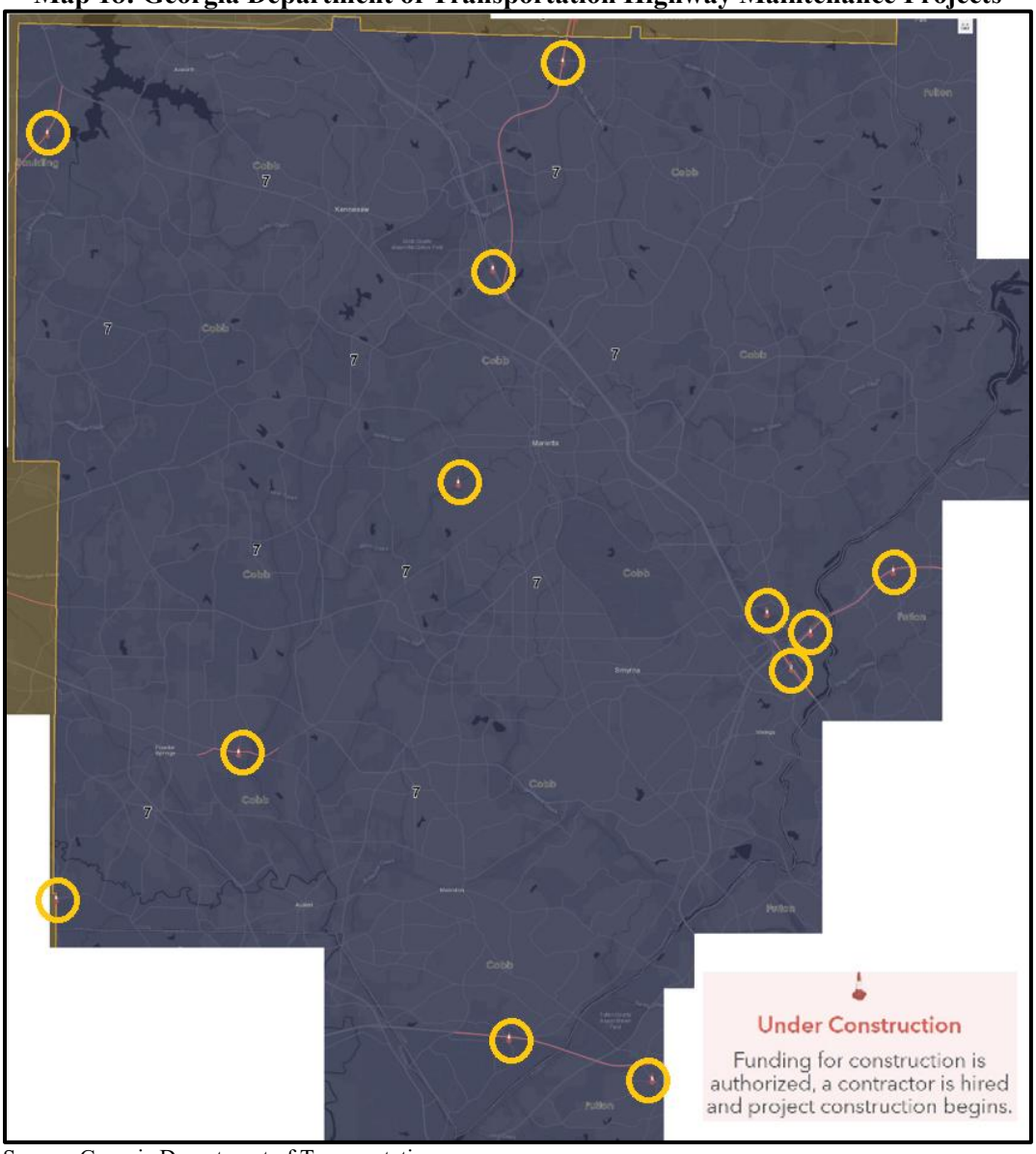
- **Cumberland / The Battery:** The Henry is underway with approximately 502 apartments and a future phase that adds a hotel and condos
- **Cumberland Momentum:** Truist Securities headquarters recently completed, with an approximately 300-unit apartment building approved on South Cobb Parkway
- **River corridor:** New Day Palisades upgrades completed at Paces Mill, with the RiverLands access/connectivity project currently advancing
- **Town Center / KSU:** Mobility and redevelopment push to support mixed-use infill
- **Marietta:** The GreenHouse community with approximately 591 homes is currently under development
- **Smyrna:** This downtown project is moving forward on a 9-acre assemblage near the Village Green
- **Open space:** 21.4 acres added to Kennesaw Mountain National Battlefield Park

Road maintenance projects play a critical role in hazard mitigation by improving the resilience and functionality of transportation infrastructure. Consistent repair and maintenance can help mitigate hazards by:

- **Reducing Flood Risk:** Regular maintenance, such as cleaning and repairing drainage systems, helps prevent flooding on roadways. Properly maintained culverts, ditches, and stormwater systems ensure that water can flow away from roads, reducing the risk of water damage and road erosion.
- **Strengthening Infrastructure:** Road maintenance projects often include reinforcing bridges, overpasses, and retaining walls to withstand seismic activity, heavy rains, and other hazards.
- **Slope Stabilization:** Road maintenance projects often include measures to stabilize slopes and prevent landslides that can block roads and isolate communities. This includes planting vegetation, installing retaining walls, and improving drainage.
- **Erosion Control:** Implementing erosion control measures such as riprap, geotextiles, and retaining structures helps protect roadways from erosion caused by heavy rains and flooding.
- **Resilient Design:** Maintenance projects can incorporate resilient design features that account for climate change impacts, such as increased precipitation, higher temperatures, and more frequent extreme weather events. This includes elevating roadways, improving drainage systems, and using materials that can withstand changing conditions.
- **Monitoring and Adaptation:** Ongoing maintenance allows for continuous monitoring and adaptation of road infrastructure to changing environmental conditions, ensuring long-term resilience.

The following map details current and future Georgia Department of Transportation maintenance projects for Cobb County:

Map 18: Georgia Department of Transportation Highway Maintenance Projects



Source: Georgia Department of Transportation

Based on the available data, it is likely that Cobb County and all participating jurisdictions will see continued urban and suburban development over the life of this plan.

3.14 Agricultural Data

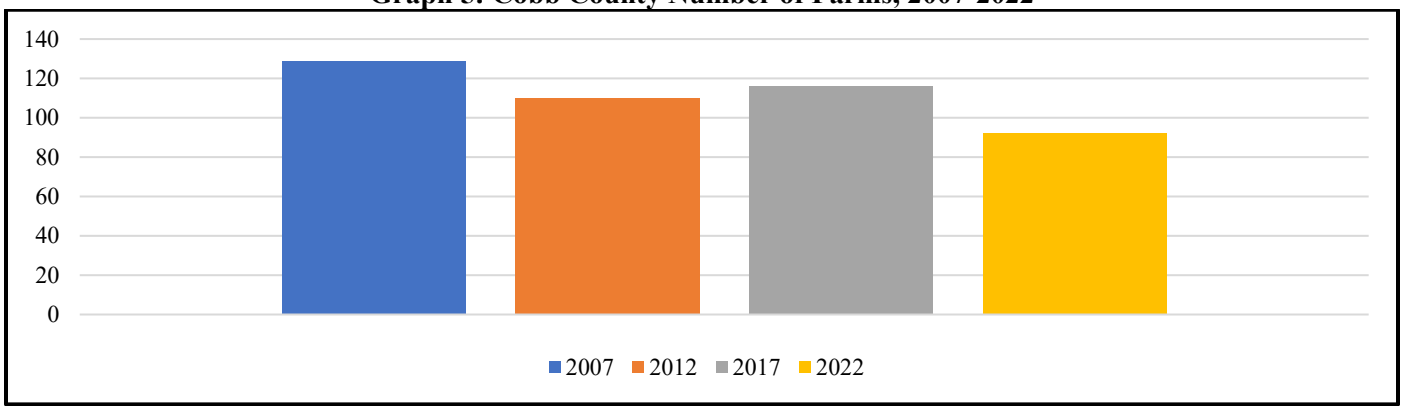
Agriculture forms a small part of both the economic and social fabric of Cobb County. USDA National Agricultural Statistics Service data from 2007, 2012, 2017, and 2022 (the latest available data) was used to develop an understanding of the agricultural footprint within the county, as detailed in the following table and graphs:

Table 17: Cobb County Regional Agricultural Data

Year	2007	2012	2017	2022
Number of Farms	129	110	116	92
Total Farm Acreage	8,501	5,143	2,524	2,830
Market Value of Products Sold	$2,899,000	$3,435,000	$4,644,000	$4,324,000
Value of Machinery and Equipment*	$375,173	$572,026	$967,887	$662,084
Value of Lands and Buildings*	$47,261	$30,483	$179,959	$58,741

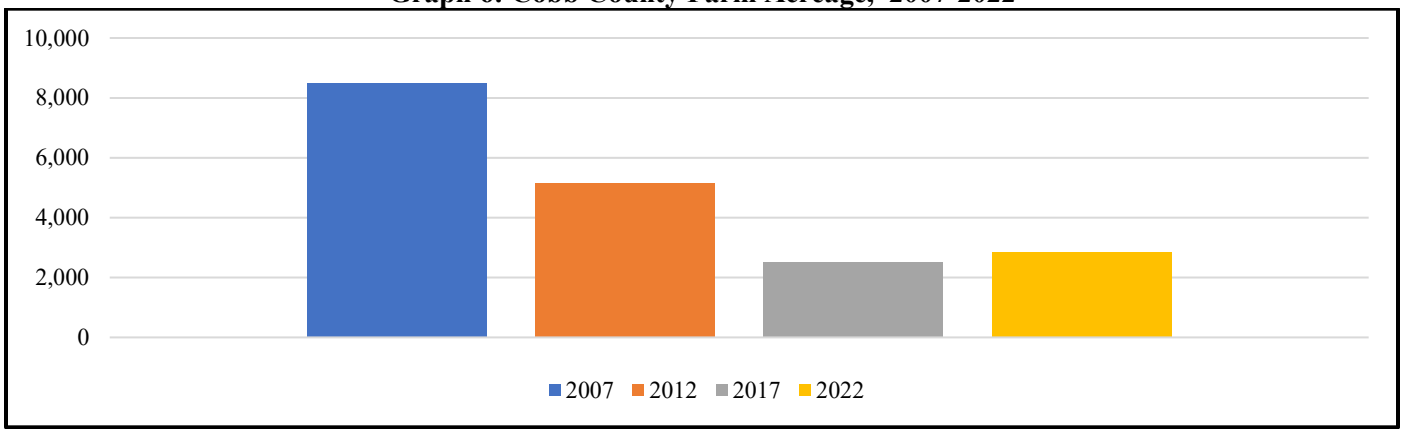
Source: USDA National Agricultural Statistics Service
*: Average per farm

Graph 5: Cobb County Number of Farms, 2007-2022



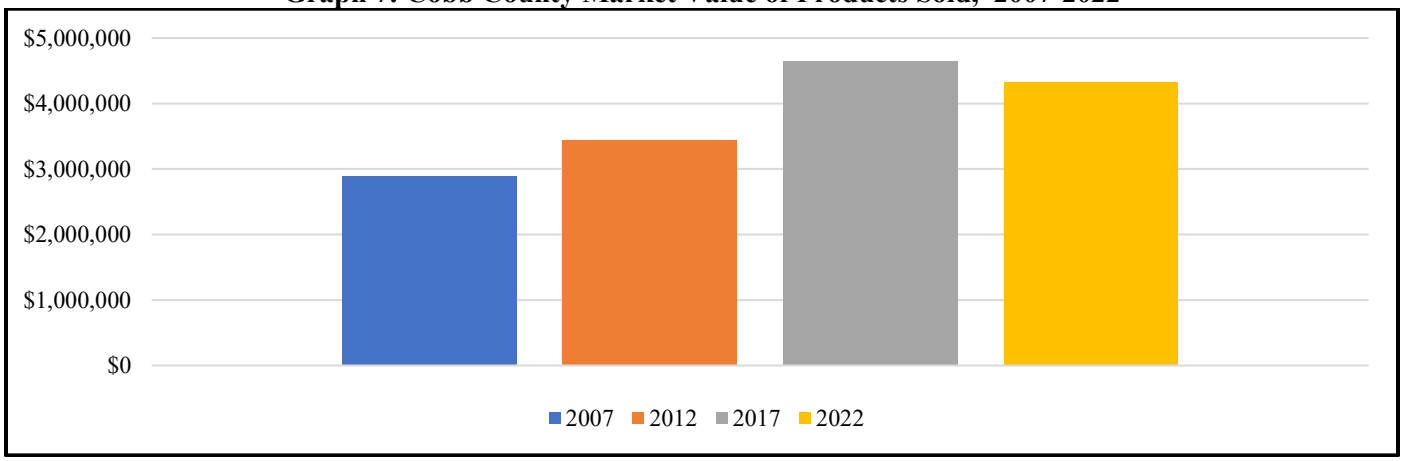
Source: USDA National Agricultural Statistics Service

Graph 6: Cobb County Farm Acreage, 2007-2022



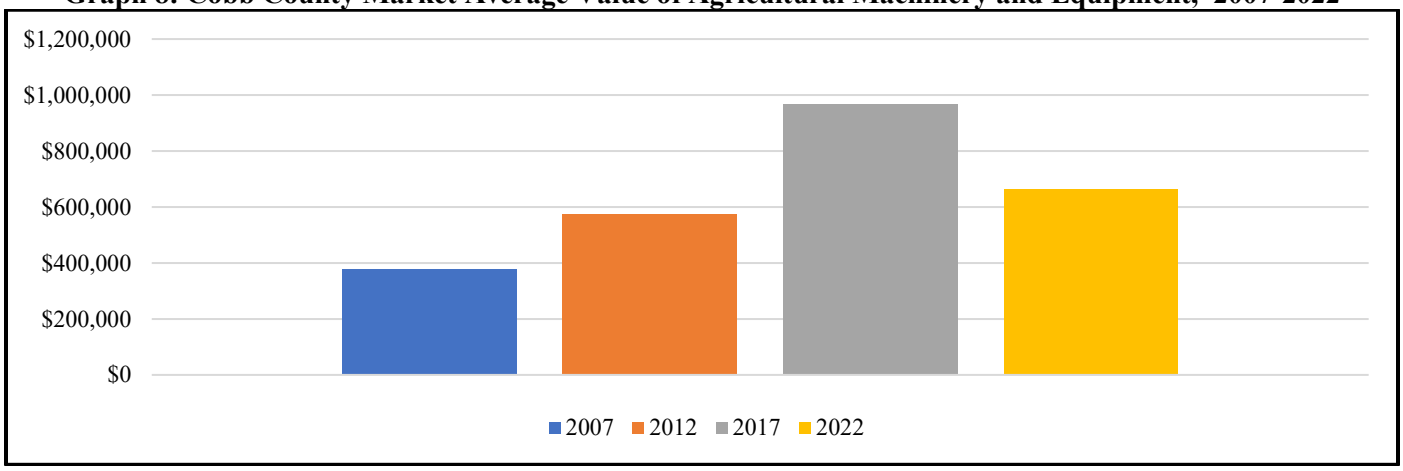
Source: USDA National Agricultural Statistics Service

Graph 7: Cobb County Market Value of Products Sold, 2007-2022



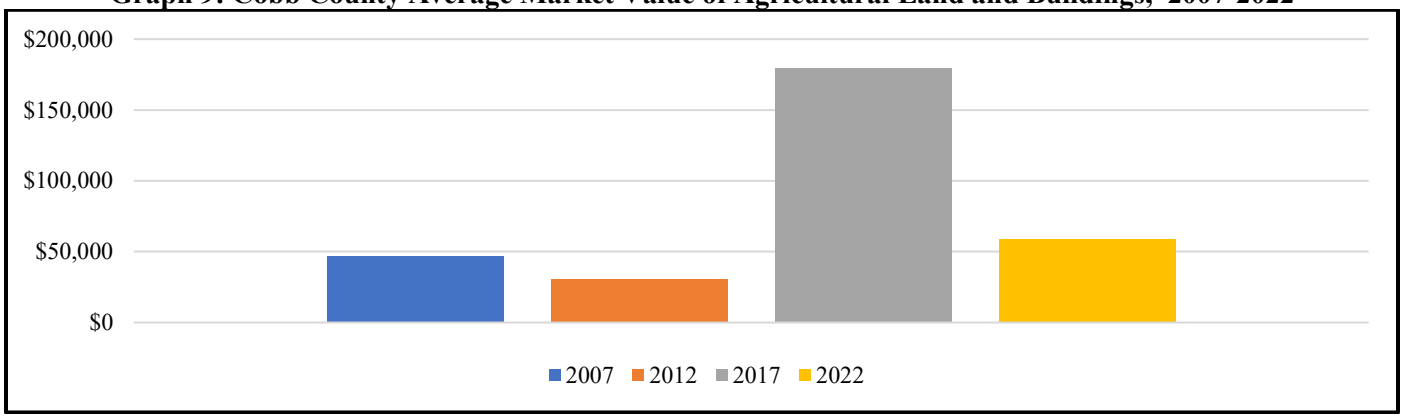
Source: USDA National Agricultural Statistics Service

Graph 8: Cobb County Market Average Value of Agricultural Machinery and Equipment, 2007-2022



Source: USDA National Agricultural Statistics Service

Graph 9: Cobb County Average Market Value of Agricultural Land and Buildings, 2007-2022



Source: USDA National Agricultural Statistics Service

3.15 Regional Climate

Cobb County's climate is humid subtropical with hot, humid summers, short, generally mild winters, and precipitation in all seasons. Annual rainfall averages around 50 inches, with no true dry season. July highs commonly reach about 90°F with occasional heat waves, while January lows are typically in the mid-30s°F with periodic freezes. Snowfall is infrequent, on the order of 1–3 inches in a typical year, but brief icing events do occur and can be more disruptive than snow.

Seasonal hazards follow a familiar Piedmont pattern. Late winter through spring brings frequent thunderstorms and the region's higher tornado potential. Summer features pulse thunderstorms with short-duration downpours, lightning, and damaging winds. Late summer into fall, remnants of Gulf or Atlantic tropical systems can deliver multi-inch rain and localized flooding even far inland. In winter, light snow or freezing rain is episodic but can create hazardous travel and scattered power outages; glaze ice is the primary concern. Because many Cobb watersheds are short, steep, and urbanized, intense rain can produce fast runoff, small-stream flash flooding, and erosion.

Recent patterns relevant to mitigation include heavier short-duration rainfall, more very hot days, and longer warm seasons, which together strain stormwater systems and increase heat-health risks.

Section 4 –Capability Assessment

4.1 Introduction

This capability overview for Cobb County and participating jurisdictions documents existing programs, policies, and funding mechanisms that support hazard mitigation activities. All capabilities identified in the previous LHMP were reviewed for continued relevance and updated as necessary to reflect current conditions. Programs, policies, or funding mechanisms that are no longer applicable or no longer in existence were removed. Updated jurisdictional capability profiles were distributed for review and revision, as needed, to ensure accuracy and consistency across participating jurisdictions.

This section helps participating jurisdictions evaluate their current capacity to reduce the impacts of identified hazards. The capability assessment examines the ability of each jurisdiction to implement and sustain mitigation actions and identifies opportunities to strengthen or expand existing mitigation-related policies, programs, or projects.

The assessment considers whether proposed or existing mitigation actions are feasible given available fiscal, staffing, and political resources, and includes an inventory of relevant plans, ordinances, and programs currently in place, along with an evaluation of each jurisdiction's capacity to carry them out.

A systematic review of jurisdictional capabilities helps identify gaps or limitations that may constrain mitigation efforts or increase vulnerability to hazards. The assessment also highlights effective mitigation practices already in use that should be maintained or enhanced and informs the development and prioritization of mitigation actions in this plan.

4.2 Administrative and Technical Capabilities

The administrative and technical capabilities of Cobb County and participating jurisdictions play a critical role in the effective implementation of hazard mitigation strategies. These functions support the ability of jurisdictions to identify, evaluate, integrate, and manage mitigation activities that reduce risks associated with natural and human-caused hazards.

Cobb County maintains dedicated staff across multiple departments that support hazard mitigation planning and implementation, including planning, mapping, emergency management, and public outreach functions. The County also utilizes multiple communication channels, such as official websites and social media platforms, supported by a Public Information Officer and general staff, to disseminate hazard mitigation information to residents, businesses, and other stakeholders. Staffing capacity among participating jurisdictions varies, with many smaller communities relying on limited but dedicated personnel or staff who perform multiple roles.

The following table identifies key departments and positions within Cobb County and participating jurisdictions and summarizes their respective roles in supporting hazard mitigation planning and implementation. Collectively, these functions demonstrate the existing administrative and technical capacity available to support mitigation activities across the planning area.

Table 18: Cobb County and Participating Jurisdictions Departments Supporting Mitigation Planning

Department or Position	Hazard Mitigation Roles
Governing Board or Chief Executive	• Adopts the LHMP. • Approves ordinances and bylaws and facilitates capital improvements budget.
Building Department and/or Planning and Zoning	• Enforces building codes that enhance structural resilience to hazards. • Conducts inspections and issues permits ensuring compliance. • Establishes and enforces development limitations in identified hazard areas.
Emergency Management Department	• Develops, implements, and updates the LHMP. • Coordinates mitigation activities among departments, agencies, and external partners. • Facilitates public outreach and education related to hazard mitigation. • Coordinates hazard grant application process.

Table 18: Cobb County and Participating Jurisdictions Departments Supporting Mitigation Planning

Department or Position	Hazard Mitigation Roles
	• Supports the planning and implementation of mitigation projects.
Finance Department	• Allocates funding for hazard mitigation projects. • Manages grants and other financial resources to support mitigation efforts.
Fire Department	• Conducts wildfire mitigation activities, including fuel reduction and controlled burns where appropriate. • Provides public education on fire prevention and defensible space. • Coordinates community planning efforts to reduce wildfire risk.
Geographic Information System (GIS)	• Provides mapping and spatial data for hazard identification and risk assessment. • Supports analysis and modeling of hazard impacts. • Assists in mitigation project planning and implementation.
Health Department	• Addresses public health risks associated with identified hazards. • Plans for emergency medical response and disease control measures. • Monitors environmental health hazards, including water quality and hazardous materials.
Parks Department	• Manages open space and natural areas to support flood mitigation. • Conducts vegetation management to reduce wildfire risk. • Maintains green spaces that contribute to heat mitigation through shading and evapotranspiration.
Planning Department	• Enforces zoning and land-use policies that reduce hazard exposure. • Integrates hazard mitigation principles into comprehensive and capital improvement planning.
Public Works Department / Road Department	• Implements infrastructure resilience projects, including roadway, drainage, and utility improvements.

The following table indicates, with an x, if the participating jurisdiction has the above noted departments:

Table 19: Participating Jurisdiction Departments

Jurisdiction	Executive	Building	Emergency Management	Financial	Fire	GIS	Health	Parks	Planning	Public Works
Cobb County	x	x	x	x	x	x	x	x	x	x
Acworth	x	x		x		x		x	x	x
Austell	x	x	x (CCEMA)	x	x			x	x	x
Kennesaw	x	x		x		x		x	x	x
Mableton	x	x		x					x	x
Marietta	x	x	x (CCEMA)	x	x	x		x	x	x
Powder Springs	x	x		x		x		x	x	x
Smyrna	x	x	x	x	x	x		x	x	x

Note: Blank indicates no current department

4.3 Regulation of Development

The regulation of development is a key component of hazard mitigation and plays a critical role in strengthening community resilience across Cobb County and participating jurisdictions. Through land-use controls, building codes, and floodplain management requirements, development regulations reduce hazard exposure, limit future losses, and support safer construction practices in hazard-prone areas.

Effective development regulation contributes to mitigation and resilience by guiding where and how development occurs, establishing minimum safety standards for structures and infrastructure, and integrating hazard considerations

into long-term planning and public awareness efforts. Collectively, these measures help protect public safety, reduce damage to property and infrastructure, and support more efficient recovery following hazard events. Regulation of development supports community resilience by:

- **Reducing risk** through land-use and construction standards that limit exposure to identified hazards.
- **Enhancing public safety** by establishing minimum building standards for structural integrity, fire resistance, and the use of resilient materials.
- **Strengthening infrastructure resilience** by requiring improvements to roads, bridges, utilities, and drainage systems that support continuity of critical services during and after hazard events.
- **Supporting floodplain management** through elevation and construction requirements that reduce flood damage, limit post-disaster repair costs, and protect property values.
- **Guiding land-use planning** to discourage inappropriate development in areas at elevated risk from natural hazards.
- **Promoting community awareness** by incorporating public information and outreach related to local hazards, evacuation routes, and preparedness measures.

The following sections summarize the building codes, zoning ordinances, and floodplain management practices that support hazard mitigation throughout the planning area.

Building Codes
Building codes establish general minimum construction standards and are enforced through authorized local building inspection agencies and inspectors. Building codes provide for:

- **Life Safety:** Building codes include provisions for fire safety, emergency egress, and the use of fire-resistant materials.
- **Accessibility and Life Support:** Building codes incorporate accessibility standards, ensuring that buildings are designed to accommodate all individuals. This is crucial during and after disasters when people with mobility issues may require assistance. Accessible features also benefit emergency responders and support recovery efforts.
- **Retrofitting Existing Buildings:** Building codes may require the retrofitting of older structures to meet modern safety standards.
- **Public Awareness:** Building codes promote public awareness of hazards and the importance of resilient construction. This can lead to informed decision-making by property owners, builders, and developers, resulting in safer structures.

Key hazard-resistant building code provisions found in current building codes include:

- **Structural Design Requirements:** Provides requirements for the structural design of buildings to ensure their resistance to various hazards, including earthquakes, high winds, and snow loads. These requirements are aimed at enhancing the overall structural integrity and safety of buildings.
- **Wind Design Requirements:** Provides specific provisions for wind design, considering the geographical location of the structure. Wind loads are calculated based on factors such as wind speed, exposure, and building height.
- **Seismic Design Requirements:** Incorporates seismic design provisions to address earthquake hazards. The code includes seismic design categories and requirements for the design and construction of buildings in seismic-prone regions.
- **Flood-Resistant Design Requirements:** Includes provisions related to flood-resistant design, particularly in areas prone to flooding. It may specify elevation requirements, construction materials, and other considerations to reduce the risk of flood damage. The vast majority of the regulations required by the NFIP are included within the International Building Code and the International Residential Code.

- **Fire-Resistant Construction Requirements:** Requirements for fire-resistant construction are included to mitigate the risk of fire hazards. This includes specifications for fire-resistant materials, assemblies, and building features.
- **Material and Construction Standard Requirements:** Establishes standards for building materials and construction methods to ensure the durability and safety of structures, considering various hazards.

In Georgia, building code enforcement operates through a combination of state oversight and local government implementation. At the state level, the Georgia Department of Community Affairs (DCA) plays a key role. The DCA is responsible for adopting and maintaining the state minimum standard codes for construction, which include building, plumbing, electrical, mechanical, energy, and other specialized codes. These minimum codes are updated regularly based on national model codes, such as the International Building Code (IBC) and the International Residential Code (IRC), often with Georgia-specific amendments. The DCA does not directly enforce building codes on construction projects; instead, it ensures that local jurisdictions adopt and enforce at least these minimum standards. Importantly, under Georgia law, the state does not mandate local governments to enforce the codes, but it does require that if a local government chooses to enforce building codes, it must enforce the full suite of applicable state minimum codes without selective enforcement.

On the local level, cities and counties are primarily responsible for direct code enforcement. Local governments that opt to enforce building codes must establish a building department or designate officials, such as building inspectors, plan reviewers, and code enforcement officers. These local officials handle plan reviews, issue building permits, conduct inspections during construction, and verify that completed structures comply with the adopted codes before issuing certificates of occupancy. Local governments have some flexibility to adopt more stringent codes than the state minimums, but they must follow prescribed procedures, including public hearings, to do so. In areas without formal building departments or code enforcement capabilities, construction projects may proceed without direct inspections, although private inspections or compliance certifications might be required by insurance companies or lenders.

Overall, while the DCA sets the baseline and provides technical support and regulatory oversight, the day-to-day enforcement of building codes in Georgia is decentralized, relying heavily on the capabilities, priorities, and resources of each individual city or county. Current mandatory codes, as adopted by the DCA, include:

- International Building Code, 2018 Edition, with Georgia Amendments
- International Residential Code, 2018 Edition, with Georgia Amendments
- International Fire Code, 2018 Edition
- International Plumbing Code, 2018 Edition, with Georgia Amendments
- International Mechanical Code, 2018 Edition, with Georgia Amendments
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments
- National Electrical Code, 2023 Edition
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments

Current permissive codes, as adopted by the DCA, include:

- Disaster Resilient Building Code IBC Appendix
- Disaster Resilient Building Code IRC Appendix
- International Existing Building Code, 2018 Edition, with Georgia Amendments
- National Green Building Standard, 2008 Edition, with Georgia Amendments

Cobb County enforces the Georgia State Minimum Standard Codes (including the 2018 IBC with state amendments) but has also adopted local amendments through Board of Commissioners' actions. Key changes include:

- 2022 Code Amendments Package (Sept. 27, 2022):
  - Established a Multi-Family Rental Housing Inspection Program.

    - Updated fire safety standards and operational permit requirements.
    - Expanded code enforcement authority for issuing citations.

    - Adopted regulations for short-term rentals.
- 2022–08 Official Code Amendments:
    - Modified sections of Chapter 18 (Building Regulations) to reaffirm county authority to enforce State Minimum Standard Codes.
    - Clarified enforcement procedures and penalties.
- November 2024 Amendments:
    - Additional revisions to multiple chapters of the County Code (details pending final adoption).
- Baseline Standards Maintained:
    - Cobb County continues to enforce the 2018 IBC with Georgia Amendments and other State Minimum Standard Codes as adopted by the DCA.

The following table summarizes jurisdictional building code enforcement:

Table 20: Jurisdictional Enforced Building Codes

Jurisdiction	IBC Edition Enforcement
Cobb County	2018 IBC (Georgia-Amended)
Acworth	2018 IBC (Georgia-Amended)
Austell	2018 IBC (Georgia-Amended)
Kennesaw	2018 IBC (Georgia-Amended)
Mableton	2018 IBC (Georgia-Amended)
Marietta	2018 IBC (Georgia-Amended)
Powder Springs	2018 IBC (Georgia-Amended)
Smyrna	2018 IBC (Georgia-Amended)

Note: Blank indicates no code or ordinance

In general, Cobb County and all participating jurisdictions require building permits for the following activities:

- Construction
- Manufactured home placement
- New utility service/meter relocation/service upgrade
- Grading
- Accessory structures
- Additions
- Roofs
- Wells
- Demolition

Zoning Ordinances

Zoning ordinances in Cobb County govern land use, development, and building requirements and are overseen by the Planning and Zoning Departments. Zoning ordinances work by dividing the land into different zoning districts and establishing rules and guidelines for land use, building placement, density, and setback within the zoning districts. In general, zoning ordinances establish:

- **Zoning districts:** Areas designated for specific types of land use, such as residential, commercial, industrial, agricultural, mixed-use, or special districts.
- **Land usage within a zoning district:** Specifications as to which activities, buildings, and operations are permitted in each zoning district.
- **Enforcement:** Zoning ordinances are enforced by the local building department or zoning enforcement officers.

Zoning is the traditional, and most common, tool available to local jurisdictions to control the use of land. Zoning is used to promote health, safety, and the general welfare of the community. Zoning is used to dictate the type of land use and to set minimum specifications for use such as lot size, building height and setbacks, and density of population.

Zoning ordinances play a significant role in enhancing hazard resilience for communities and can help reduce vulnerability to various natural and man-made hazards by regulating land use and development practices. In Cobb County, locally instituted and enforced zoning ordinances provide for:

- **Land Use Planning:** Zoning ordinances designate land use zones within a community, ensuring that certain areas are reserved for particular uses. This can prevent the construction of critical infrastructure, homes, or businesses in high-risk zones, such as floodplains or wildfire-prone areas.
- **Setback Requirements:** Zoning ordinances often mandate specific setbacks, which are distances between structures and property lines or natural features. These setbacks can help prevent buildings from being too close to potential hazards, potentially reducing the risk of damage.
- **Building Height and Design Standards:** Zoning codes can establish building height limits to reduce exposure to certain hazards. Design standards, including materials and construction methods, can be specified to make structures more resilient.
- **Floodplain Management:** Many zoning ordinances incorporate floodplain regulations, which dictate where and how buildings can be constructed within flood-prone areas. These regulations may require buildings to be elevated, use flood-resistant materials, or include openings to allow floodwaters to pass through.

Properly applied, zoning restriction is one of the most effective hazard mitigation tools available.

Jurisdictional Development Representatives
Additionally, as part of this planning effort, personnel charged with regulating or overseeing development and zoning were given the opportunity to review and comment on the elements of this plan. The following personnel were identified:

Table 21: Cobb County Building and Zoning Stakeholders

Jurisdiction	Department	Name	Title
Cobb County	Community Development	Kevin Gobble	Chief Building Official / Division Manager
Acworth	Economic Development	Darryl Simmons	Director
Austell	Community Affairs	Darrell Weaver	Director
Kennesaw	Building Services Department	Scott Banks	Building Official
Mableton	Community Development	Marcus Robinson	Chief Building Official
Marietta	Building Inspections Division	Jeff Duckett	Building Official / Deputy Director
Powder Springs	Community Development	Yanni Spanoudakis	Land Development / SW Services Director
Smyrna	Community Development	Anthony Carter, CBO	Assistant Director / Chief Building Official

Floodplain Management Ordinances
Floodplain ordinances and management are one of the most effective hazard mitigation tools available against flooding. Local floodplain ordinances, required for NFIP participants, are often used to prevent inappropriate development in floodplains and to reduce flood hazards. In general, they allow the jurisdiction to:

- Minimize the extent of floods by preventing obstructions that inhibit water flow and increase flood height and damage.
- Prevent and minimize loss of life, injuries, and property damage in flood hazard areas.
- Promote the public health, safety and welfare of citizens in flood hazard areas.
- Manage planned growth.
- Grant permits for use in development within special flood hazard areas that are consistent with the community ordinance and the NFIP under 44 CFR 60.3.

The NFIP floodplain management regulations work alongside local building codes by providing specific flood-related requirements that must be met in addition to general building code standards. In NFIP communities, when constructing or substantially improving a structure in a Special Flood Hazard Area (SFHA), the structure must be elevated to or above the Base Flood Elevation (BFE), which is a requirement imposed by the NFIP's regulations.

Code and Ordinance Summary

The following table indicates, with an x, if the participating jurisdiction has the above enumerated codes and ordinances:

Table 22: Jurisdictional Codes and Ordinances

Jurisdiction	Building Code	Floodplain Ordinance	Zoning Ordinance
Cobb County	x	x	x
Acworth	x	x	x
Austell	x	x	x
Kennesaw	x	x	x
Mableton	x		x
Marietta	x	x	x
Powder Springs	x	x	x
Smyrna	x	x	x

Note: Blank indicates no code or ordinance

4.4 Jurisdictional Plans

Planning plays a critical role in hazard mitigation by helping communities identify, assess, and reduce risks associated with natural and man-made hazards. Effective planning involves a proactive, strategic, and comprehensive approach to minimize the impact of disasters and enhance community resilience. Jurisdictions were asked if they had completed the following plans:

- **Capital Improvement Plan:** Allocates funding for infrastructure projects, including those that enhance resilience, such as stormwater management systems and seismic retrofits.
- **Community Wildfire Protection Plan**: Focused on reducing wildfire risks, this plan involves community input and includes strategies for fuel reduction, public education, and emergency response improvements.
- **Comprehensive Plan:** A comprehensive plan establishes the overall vision for a jurisdiction and serves as a guide to decision making, and generally contains information on demographics, land use, transportation, and facilities. As a comprehensive plan is broad in scope, the integration of hazard mitigation measures can enhance the likelihood of achieving risk reduction goals.
- **Emergency Operations Plan:** An emergency operations plan outlines the responsibility and means and methods by which resources are deployed during and following an emergency or disaster. In Cobb County, the overarching county provides emergency operations planning for jurisdictions within its borders.
- **Floodplain Management Plan:** This plan aims to manage flood risks through zoning, building codes, and public education, often in coordination with FEMA's NFIP.
- **Land Use and Zoning Plan:** These plans regulate development to minimize exposure to hazards, such as restricting construction in flood-prone or wildfire-prone areas.

The following table indicates, with an x, if Cobb County and participating jurisdictions have the above enumerated plans. Please note that some of these are umbrella plans from Cobb County providing coverage to the community.

Table 23: Jurisdictional Plans

Jurisdiction	Capital Improvement	Comprehensive	Emergency Operations*	Floodplain Management	Land Use and Zoning
Cobb County	x	x	x	x	x
Acworth	x	x	x	x	x
Austell	x	x	x	x	x
Kennesaw	x	x	x	x	x
Mableton	x	x	x		x
Marietta	x	x	x	x	x

Table 23: Jurisdictional Plans

Jurisdiction	Capital Improvement	Comprehensive	Emergency Operations*	Floodplain Management	Land Use and Zoning
Powder Springs	x	x	x	x	x
Smyrna	x	x	x	x	x

Note: Blank indicates no plan
Note: * May be under county plan

4.5 Financial Capabilities

Cobb County and all participating jurisdictions can raise revenue through the application of a tax, an assessment, or a fee, each approved by a statutory authority. The differences between a tax, assessment, and fee are primarily related to their purpose and how they are imposed:

- **Tax:** A mandatory financial charge imposed by a government on individuals or entities to generate revenue for public services, such as schools, roads, and public safety. Taxes are broad and general in nature.
- **Assessment:** A charge levied on property owners to fund specific local improvements that benefit their property, like road paving or sewer systems. It is usually proportional to the benefit received.
- **Fee:** A charge for a specific service provided by the government, such as a building permit, park entry, or utility connection. Fees are usually voluntary and paid directly by the user of the service.

Additionally, Cobb County and all participating jurisdictions can borrow money in a number of different ways, generally used as a means of financing large projects such as infrastructure and buildings. Major methods include:

- **General Obligation Bonds:** General obligation bonds have been the traditional form of financing for capital projects such as land acquisition, park development, and transportation projects that are owned and operated by the county. In general, repayment is guaranteed by both tax revenue and operating revenue.
- **Revenue Bonds:** Generally used to finance water and wastewater projects, airports, and stormwater systems. Payment for debt service on revenue bonds comes from user fees generated by the capital facility that is being built.
- **Local Improvement District Bonds:** When a capital project is going to primarily benefit a subset of the population, a Local Improvement District can be formed. Local Improvement Districts are commonly used for projects such as street improvements, water and sewer systems, and the burying of power lines. Bond payment is through an assessment to property owners in the improvement district.

Concerning hazard mitigation, Cobb County and all participating jurisdictions have numerous avenues to fund potential projects, including:

- **Grants:** Participating jurisdictions can apply for state and federal grants for hazard mitigation projects through myriad programs.
- **Bond Issuance:** Participating jurisdictions can issue bonds to finance large-scale mitigation projects, such as infrastructure upgrades.
- **Public-Private Partnerships:** Participating jurisdictions can collaborate with private entities to fund and implement mitigation measures.
- **Reserves and General Funds:** Participating jurisdictions may allocate funds from their general budget or reserves for mitigation activities.

Participating Stakeholder Financial Capability Summary

The following table indicates, with an x, if the participating jurisdiction has the above enumerated financial capabilities:

Table 24: Participating Jurisdiction Financial Capabilities

Jurisdiction	Tax	Assessment	Fee	Bond	Grant Application	Public-Private Partnership	Reserves and General Funds
Cobb County	x	x	x	x	x	x	x
Acworth	x	x	x	x	x	x	x
Austell	x	x	x	x	x	x	x
Kennesaw	x	x	x	x	x	x	x
Mableton	x	x	x	x	x	x	x
Marietta	x	x	x	x	x	x	x
Powder Springs	x	x	x	x	x	x	x
Smyrna	x	x	x	x	x	x	x

4.6 Community-Based Classifications

Cobb County currently participates in the following community-based classifications, which attest to the continued investment in community resilience.

StormReady Community

The StormReady program is a community preparedness initiative developed by the NWS to enhance the ability to prepare for and respond to severe weather events. The goal of StormReady is to help communities develop comprehensive weather safety plans that save lives and protect property. Key components of the program include:

- **Establishing Warning Systems:** Communities must have multiple ways to receive severe weather warnings and alert the public. This can include NOAA Weather Radios, emergency alert systems, and local broadcast media.
- **Emergency Operations Center:** A designated location where emergency managers and public officials can monitor weather conditions and coordinate responses.
- **Public Education Programs:** Communities in this program must promote weather safety and preparedness through public outreach, including safety fairs, school programs, and distributing weather information materials.
- **Training:** Community leaders and emergency managers undergo training on how to prepare for, respond to, and recover from severe weather.
- **Advanced Monitoring Systems:** Communities are required to monitor local weather conditions in real-time, often using local spotters, weather stations, and other technology to keep track of changing weather patterns.
- **Formal Emergency Plans:** Communities must develop and maintain formal plans for responding to various types of severe weather, including hurricanes, tornadoes, floods, and winter storms. These plans should detail evacuation routes, shelter locations, and post-disaster recovery strategies.
- **Collaboration with the NWS:** Communities work closely with their local NWS office to ensure they have the latest information and resources for weather preparedness and response.
- **Potential Insurance Benefits:** Some insurance providers may offer benefits or discounts to communities that are StormReady certified, reflecting the reduced risk of weather-related damage.

Cobb County is a StormReady community.

4.7 Special Districts Mitigation Capabilities

Special districts, which are independent government units created for specific purposes, have several mitigation capabilities:

- **Infrastructure Development and Maintenance:** They can build and maintain infrastructure like levees, drainage systems, or firebreaks to reduce the impact of natural hazards.
- **Emergency Services:** Some districts manage fire protection, flood control, or emergency medical services, which are critical in disaster response and mitigation.
- **Land Use and Zoning:** They can enforce zoning regulations that limit development in high-risk areas.

- **Public Education and Outreach:** Special districts often provide information and resources to help communities prepare for and respond to hazards.
- **Collaboration:** They often work with local, state, and federal agencies to coordinate mitigation efforts and share resources.

While no special districts elected to participate in the planning process as adopting jurisdictions, they did provide valuable information and guidance for the plan.

4.8 Jurisdictional Compliance with NFIP

Cobb County NFIP-participating communities are committed to continued involvement and compliance with program requirements. To facilitate compliance, NFIP-participating jurisdictions:

- Meet the minimum standards established by the NFIP.
- Adopt floodplain management regulations through local ordinance.
- Enforce floodplain ordinances through building and development restrictions.
- Regulate new construction and substantial improvements within Special Flood Hazard Areas (SFHAs) in accordance with adopted floodplain ordinances.
- Utilize FEMA Digital Flood Insurance Rate Maps, where available.
- Monitor floodplain activities to ensure compliance with applicable regulations.

A community's NFIP Coordinator plays a critical role in administering and implementing floodplain management activities intended to reduce flood risk. Typical responsibilities include:

- **Administering Floodplain Regulations:** Ensuring the community complies with NFIP standards by enforcing local ordinances and building codes in designated flood-prone areas.
- **Assisting Property Owners:** Providing guidance on flood insurance requirements, helping residents understand their flood risk, and facilitating access to NFIP insurance.
- **Maintaining Flood Maps:** Keeping and updating FIRMs to reflect current flood risks and communicating changes to stakeholders.
- **Coordinating Flood Risk Reduction Efforts:** Collaborating with federal, state, and local agencies to implement flood mitigation strategies and projects.
- **Community Outreach:** Educating the public about flood hazards, mitigation measures, and the importance of flood insurance coverage.

By fulfilling these responsibilities, NFIP Coordinators help reduce flood damages and promote long-term community resilience:

Table 25: Cobb County Jurisdictional NFIP Coordinators

Jurisdiction	Name	Title
Cobb County	Andrew Heith, P.E.	CFM - Engineer IV
Acworth	Kathy Vaughan	Director of GIS
Austell	Keyla Calderon	Stormwater Division Manager
Kennesaw	Ricky Stewart	Public Works Director
Mableton	Does not participate	Does not participate
Marietta	Osmany Ordonez, CFM	Floodplain Manager
Powder Springs	Pam Conner	City Manager
Smyrna	Mark Wolff, P.E.	City Engineer

As shown in the above table, all eligible jurisdictions within Cobb County participate in the NFIP, with the exception of the City of Mableton. As a newly incorporated municipality, Mableton has not yet completed NFIP enrollment

requirements, including adoption of a FEMA-compliant flood damage prevention ordinance, designation of a floodplain administrator, and submission of an application through the Georgia Department of Natural Resources to FEMA.

Participation in the NFIP is based on an agreement between a municipality and the federal government. Communities that adopt and enforce floodplain management regulations designed to reduce future flood risk enable property owners within participating jurisdictions to purchase federally backed flood insurance.

As part of NFIP participation, communities must:

- Use current NFIP flood maps in adopting floodplain management regulations
- Require permits for all development in SFHAs
- Ensure that development does not increase the flood hazard on other properties
- Enforce elevation standards requiring the lowest occupied floor of structures to be elevated to or above the Base Flood Elevation.

While most floodplain requirements have been incorporated into the current building codes, some additional provisions and regulations may be required by a community. Communities participating in the NFIP are required to adopt, enforce and maintain a local floodplain ordinance as a stipulation of compliance with the program. The purpose of this ordinance is to ensure public safety, minimize impact to persons and property from flooding, protect watercourses from encroachment, and maintain the capability of floodplains to retain and carry off floodwaters. The local floodplain administrator is typically the municipal official responsible for overseeing the enforcement and update of the document.

Each participating jurisdiction in the NFIP has their own NFIP Coordinator to ensure base flood elevation certificates are completed for all new construction in the planning area, ensure any development in a flood plain is accompanied by a Flood Hazard Development Certificate, and further develops the NFIP program in the planning area to mitigate flood risk to its population. Both certificates are required prior to construction and to be completed by a licensed surveyor.

Floodplain ordinances within Cobb County are typically enforced by law enforcement agencies and/or code enforcement offices. Across NFIP-participating jurisdictions, enforcement generally follows a consistent process that includes:

- **Identification of Violations:** Violations are often identified through various means, such as citizen complaints, routine inspections, or observations by enforcement officers.
- **Notification:** Once a violation is identified, the responsible party is typically notified of the violation. This notification may come in the form of a written citation, warning letter, or verbal communication depending on the severity of the violation and local procedures.
- **Correction Notice:** In many cases, the responsible party is given a certain amount of time to correct the violation. They may be required to remedy the situation, obtain necessary permits, or comply with specific regulations.
- **Follow-up Inspections:** After the designated correction period, enforcement officers may conduct follow-up inspections to ensure that the violation has been addressed satisfactorily.
- **Penalties and Fines:** If the responsible party fails to comply with the ordinance or correct the violation within the specified timeframe, they may face penalties or fines. These penalties can vary depending on the nature and severity of the violation and may escalate for repeated offenses.
- **Legal Action:** In cases of persistent non-compliance or serious violations, local authorities may initiate legal proceedings against the responsible party. This can involve court appearances, injunctions, or other legal measures to compel compliance.

FEMA establishes specific NFIP requirements that communities must follow both before and after flood events to maintain program compliance and eligibility for federal assistance. These requirements address permitting, damage assessments, and reconstruction standards.

Figure 8: Pre- and Post-Disaster Community NFIP requirements



Source: FEMA

When structures located in the SFHAs are substantially modified (more than 50% damaged or improved) they are required to be brought into compliance with current NFIP standards and local building codes. In cases of repairs being conducted as a result of damage, jurisdictional NFIP Coordinators are responsible for substantial damage and improvement determinations. These determinations are required for compliance in the NFIP and must be completed before residents begin repairs or permits are issued.

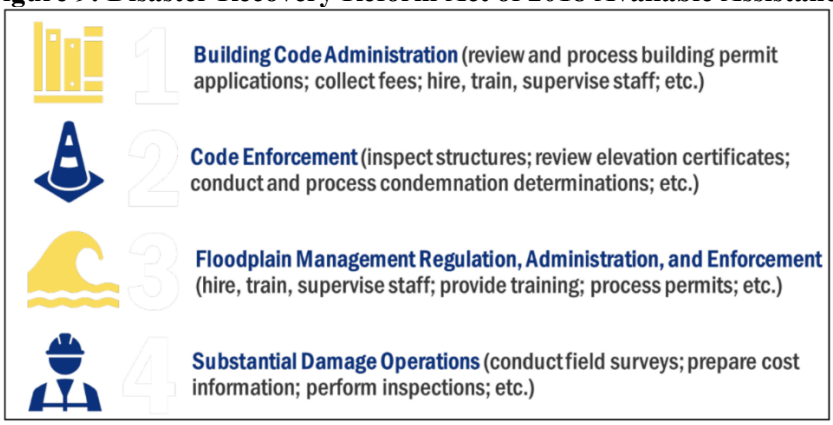
All NFIP-participating jurisdictions in Cobb County implement the substantial improvement/substantial damage provisions of their floodplain management ordinances after a disaster. After a damaging event, local Floodplain Administrators and building officials inspect affected structures in the Special Flood Hazard Area. Using FEMA's definitions (≥50% of the building's pre-damage market value), they determine whether repairs or improvements qualify as substantial damage or substantial improvement.

- **If substantial improvement/substantial damage is met (≥50%):** The structure must be brought into full compliance with current floodplain regulations, most often elevation of the lowest floor above the Base Flood Elevation, floodproofing (non-residential), and utility protection.
- **If substantial improvement/substantial damage is not met (<50%):** Repairs can proceed, but must still meet all regular floodplain and building code requirements.
- **For NFIP-insured buildings:** An official substantial improvement/substantial damage letter allows property owners to access Increased Cost of Compliance funds to help pay for elevation, demolition/rebuild, relocation, or floodproofing.

Jurisdictions typically use FEMA's Substantial Damage Estimator tool and follow guidance in FEMA P-758, Substantial Improvement/Substantial Damage Desk Reference, to document substantial damage and substantial improvement determinations. A May 2020 U.S. Government Accountability Office report to Congressional Committees on the National Flood Insurance Program noted that FEMA does not consistently collect or analyze the results of these assessments and that access to NFIP claims data for communities remains limited. As a result, communities may face challenges in efficiently targeting post-disaster substantial damage assessments. Similar data access and utilization limitations have been observed in Cobb County, where some submitted information is underutilized and certain FEMA-available datasets are not readily accessible or widely communicated.

Section 1206 of the Disaster Recovery Reform Act of 2018 authorizes FEMA to provide communities with the resources to administer and enforce building code and floodplain management ordinances following a major disaster declaration through FEMA's Public Assistance Program. To be eligible for reimbursement under the Public Assistance Program, including for the Disaster Recovery Reform Act of 2018 Section 1206, communities must be designated for Public Assistance permanent work under a major disaster declaration and be legally responsible to administer and enforce building codes or floodplain management regulations. Communities must also be in good standing with the NFIP. Available assistance includes:

Figure 9: Disaster Recovery Reform Act of 2018 Available Assistance



Source: FEMA

It is worth noting that this assistance is available for a variety of hazards occurrence types, not just flooding.

Key to achieving across the board reduction in flood damages is a robust community assistance, education, and awareness program. As such, NFIP participating jurisdictions will continue to develop both electronic (including social media) and in-person outreach activities.

4.9 Challenges and Opportunities for Capability Improvement

As with many local governments, participating jurisdictions face ongoing challenges related to day-to-day operational demands, including limited staffing, budget constraints, and staff turnover. These conditions can affect the utilization of the LHMP and the ability to implement and sustain identified mitigation actions.

As part of this planning process, the MPC evaluated jurisdictional capabilities and identified common gaps and deficiencies affecting the completion and implementation of this LHMP. This assessment resulted in a set of problem statements that apply across participating jurisdictions:

- **Limited funding availability** for hazard mitigation projects, including constrained local budgets and limited capacity to provide required non-federal match.
- **Challenges associated with applying for and managing hazard mitigation grants**, including administrative burden and evolving program requirements.
- **Staffing constraints**, with personnel frequently serving in multiple roles, limiting the time and capacity available for mitigation planning and project implementation.

Improving jurisdictional capabilities can enhance performance, increase efficiency, and support more effective mitigation outcomes. Based on the capability assessment, the following improvements are recommended. Some apply broadly to all jurisdictions, while others are specific to individual communities:

- Expand community education and outreach efforts focused on hazard mitigation actions and preparedness strategies.
- Jurisdictions not currently participating in the NFIP should pursue enrollment.
- NFIP-participating communities who do not already should pursue participation in the Community Rating System (CRS) to reduce flood insurance costs for residents.
- Complete Community Wildfire Protection Plans, as applicable.
- Continue to seek training and technical assistance from the GEMA and FEMA Region IV on grant application and grant management requirements.
- Strengthen outreach to private and non-governmental entities to explore partnerships and alternative funding opportunities for mitigation projects.

The following table summarizes jurisdiction-specific opportunities for improvement identified through the capability assessment, indicating which recommended actions are applicable to each participating jurisdiction:

Table 26: Participating Jurisdiction Opportunities for Improvement

Jurisdiction	Community Outreach	NFIP Application	CRS Application	Community Wildfire Protection Plan	Grant Education	Public / Private Partnership Outreach
Cobb County	x			x	x	x
Acworth	x		x	x	x	x
Austell	x			x	x	x
Kennesaw	x		x	x	x	x
Mableton	x	x	x	x	x	x
Marietta	x			x	x	x
Powder Springs	x			x	x	x
Smyrna	x		x	x	x	x

To address identified challenges and support implementation of recommended improvements, participating jurisdictions will pursue collaborative strategies, as appropriate, including:

- **Innovation and Adaptation:** Foster a culture of innovation and adaptability. Encourage employees to think creatively, embrace change, and explore new ways of doing things to overcome challenges.
- **Training and Development:** Invest in training and development to enhance skills and knowledge.
- **Communication Improvement:** Enhance communications and provide clear and transparent communication when sharing information, aligning teams, and addressing concerns.
- **Collaboration and Teamwork:** Encourage collaboration and teamwork which allows for the pooling of diverse skills and perspectives, leading to more effective problem-solving (the MPC is a good example of effective use of this strategy).
- **Technology Adoption:** Embrace technology to streamline operations and enhance productivity.
- **Agile Project Management:** Implement agile project management methodologies to enhance flexibility and responsiveness to changing conditions. Agile approaches allow teams to adapt quickly to challenges.

These strategies may be applied individually or in combination, depending on jurisdictional needs, available resources, and specific mitigation objectives.

Section 5 – Hazard Identification and Risk Assessment

5.1 Introduction

The goal of hazard mitigation planning is to reduce future impacts of hazards, including loss of life, injuries, property damage, disruption to local and county economies, and the expenditure of public and private funds for disaster recovery. To support this goal, mitigation decision-making in this plan is based on a comprehensive risk assessment designed to identify and evaluate natural hazards that pose a risk to Cobb County and the participating jurisdictions.

To ensure consistency and clarity, the following definitions are used throughout the risk assessment:

- **Hazard:** An act, event, or phenomenon with the potential to cause harm, damage, or other adverse consequences to people, property, or systems.
- **Exposure:** The people, property, critical facilities, infrastructure, systems, or functions that may be affected by a hazard. Exposure generally reflects what is located within areas subject to hazard impacts.
- **Vulnerability:** The degree to which exposed people, property, or systems are susceptible to injury, damage, or loss. Vulnerability is influenced by factors such as construction characteristics, age, condition, function, and economic value.
- **Risk:** A function of hazard, exposure, and vulnerability that represents the likelihood and potential consequences of an adverse event.

As part of this assessment, relevant hazards, vulnerabilities, and exposures were identified and evaluated to understand how hazards could affect people, property, critical facilities, lifelines, and the environment. This information provides the foundation for developing and prioritizing mitigation actions that reduce risk and strengthen community resilience across Cobb County.

5.2 Declared Federal Disasters

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. §§ 5121–5206) authorizes federal support to state and local governments, and their residents, when disaster impacts exceed local and state capability. Under the Stafford Act, the President may issue either an Emergency Declaration or a Major Disaster Declaration, which determines the types of federal assistance that may be made available.

For risk assessment purposes, Presidential declarations provide a consistent, federally documented record of high-impact events, and they help validate which hazards have produced countywide consequences, including damage to public infrastructure, impacts to households, and measurable recovery costs. Declarations should be interpreted as an indicator of event severity, rather than a complete record of all damaging hazard events, because many smaller or localized incidents do not meet declaration thresholds.

When disaster impacts suggest that a Presidential declaration may be needed, a Preliminary Damage Assessment (PDA) is typically conducted with participation from local jurisdictions, the State of Georgia, and FEMA, as applicable. The PDA helps determine the extent and severity of the event, impacts to individuals and public infrastructure, and the types of federal assistance that may be required. If PDA findings indicate that damages exceed available local and state resources, the Governor may request a Presidential declaration through FEMA. If approved, federal disaster assistance may include:

- Individual Assistance
- Public Assistance
- Hazard Mitigation Assistance

For this plan update, the MPC reviewed historical federal disaster declarations affecting San Juan County to support hazard identification and provide context on past disaster impacts, including the types of hazards that have resulted in significant damages and recovery funding. The following table summarizes Presidential disaster declarations for the county.

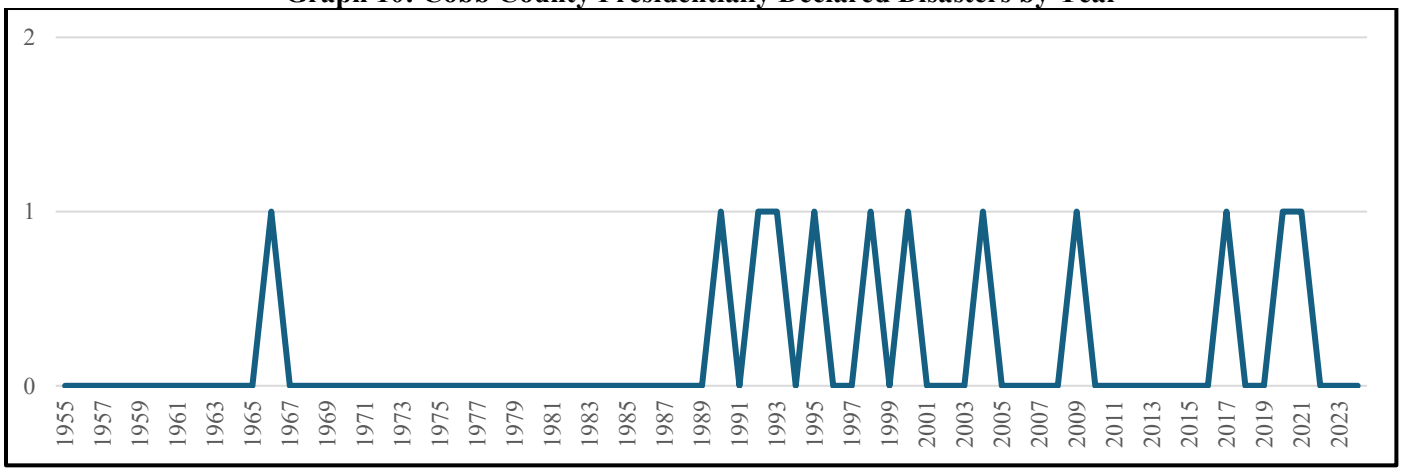
Table 27: Cobb County Presidentially Declared Disasters

Designation	Declaration Date	Incident Type	Individual Assistance	Public Assistance	Mitigation Grant Program
DR-4579-GA	01/12/2021	Georgia Tropical Storm Zeta	-	$15,312,884	$ 2,025,930
DR-4501-GA	03/29/2020	Georgia Covid-19 Pandemic	$128,634,931	$353,076,391	$6,213,350
DR-4338-GA	09/15/2017	Georgia Hurricane Irma	$13,643,352	$120,617,333	$10,213,887
DR-1858-GA	09/24/2009	Severe Storms and Flooding	$58,999,962	$81,080,158	-
DR-1554-GA	09/18/2004	Georgia Hurricane Ivan	$4,243,819	$11,948,606	-
DR-1311-GA	01/28/2000	Georgia Winter Storm	-	$36,909,136	-
DR-1209-GA	03/11/1998	Georgia Severe Storms, Tornadoes, and Flooding	-	-	-
DR-1071-GA	10/10/1995	Georgia Hurricane Opal	-	-	-
DR-980-GA	04/04/1993	Georgia Tornadoes, High Winds, Heavy Rain	-	-	-
DR-969-GA	12/01/1992	Georgia Heavy Rain, High Winds, Tornadoes	-	-	-
DR-857-GA	02/23/1990	Georgia Flooding, Severe Storm, Tornado	-	-	-
DR-214-GA	03/14/1966	Georgia Flooding	-	-	-

Source: FEMA
-: Not reported

The following graph represents Presidentially Declared Disasters in the Cobb County by year, starting in 1953:

Graph 10: Cobb County Presidentially Declared Disasters by Year



Source: FEMA

The President may also declare an Emergency when federal assistance is needed to supplement State and local response efforts to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. Emergency declarations typically provide limited assistance focused on debris removal and emergency protective measures. The

total amount of assistance provided for in a single emergency may not exceed $5,000,000. The following types of assistance are available under an Emergency Declaration:

- Public Assistance, Categories A (debris removal) and B (emergency protective measures)
- Individual Assistance, the Individuals and Households Program

The MPC reviewed the historical federal emergency declarations to assist in hazard identification. In the context of this risk assessment, emergency declarations help document incidents where federal support was needed for immediate protective measures, even when long-term recovery impacts did not meet major disaster thresholds.

The following table details Emergency Declarations for Cobb County.

Table 28: Cobb County Emergency Declarations

Designation	Declaration Date	Incident Type	Public Assistance
EM-3616-GA	09/26/2024	Georgia Hurricane Helene	-
EM-3464-GA	03/13/2020	Georgia Covid-19 Pandemic	-
EM-3387-GA	09/08/2017	Georgia Hurricane Irma	-
EM-3368-GA	02/11/2014	Severe Winter Storm	-
EM-3218-GA	09/05/2005	Georgia Hurricane Katrina Evacuation	$9,466,263
EM-3097-GA	01/26/1978	Georgia Severe Snowfall, Winter Storm	$20,561,775
EM-3044-GA	07/20/1977	Drought	-

Source: FEMA
-: Not reported

The Governor, or the Governor's Authorized Representative, may request a Fire Management Assistance Declaration (FMAG) when a fire or fire complex threatens destruction that could constitute a major disaster. The MPC reviewed historical FMAG declarations as part of hazard identification. While no FMAG declarations have been recorded for Cobb County, wildfire risk is addressed elsewhere in this plan based on local conditions, exposure, and planning significance.

In Georgia, the Governor has authority under State law to declare a state of emergency or disaster to activate resources and coordinate response actions. While numerous statewide declarations have occurred since the previous LHMP update, none were specific to Cobb County. These declarations were reviewed for context but did not materially alter the hazard profile for this plan update.

5.3 Identified Potential Hazards

One of the first steps in developing a hazard assessment is identifying hazards that present a reasonable risk of occurring within the planning area. Proper identification supports informed, well-planned actions to reduce potential impacts and cascading effects associated with hazard events. While it is not possible to plan for every contingency, applying an all-hazards approach to mitigation improves overall awareness and preparedness for both known and unforeseen hazards.

Public Comment:
Thunderstorms seem to happen all the time in the county….

The MPC met to review previously identified hazards and to consider any changes or additions to the regional hazard profile. As part of this plan update, available data for each hazard were comprehensively reviewed and updated. Consistent with FEMA recommendations, similar hazards were consolidated where appropriate to improve clarity, enhance usability, and reduce duplication within the plan.

Based on this review, the MPC evaluated the natural hazards most relevant to Cobb County and the participating jurisdictions, including hazards identified by FEMA and those included in the State of Georgia Hazard Mitigation Plan. The hazards evaluated include dam failure, drought, extreme heat, flooding, severe weather, severe winter weather, tornadoes, and wildfire. The following table summarizes observed and anticipated changes in conditions for each hazard across Cobb County and participating jurisdictions. These characterizations are based on historical records, available trend data, and planning-level assessments of exposure and vulnerability. Where noted, changes reflect elevated

planning significance rather than definitive projections of future occurrence and are intended to inform mitigation priorities and strategy development, not replace local knowledge or jurisdiction-specific conditions.

Table 29: Natural Hazard Change in Conditions

Natural Hazard	Planning Significance (relative)	Notes (see relevant sections for additional detail)
Dam Failure	Stable	The number of high-hazard dams remains unchanged, and no substantial new downstream development has been identified that would significantly alter exposure or consequences.
Drought	Elevated Risk	Data indicate increased variability in precipitation and longer dry periods, which may increase the frequency and severity of drought conditions and stress water supply systems.
Extreme Heat	Elevated Risk	Observed trends indicate an increase in the frequency and duration of extreme heat events, increasing risks to public health, infrastructure, and energy demand.
Flood	Elevated Risk	An increase in heavy rainfall events has been observed. Periods of drought may also contribute to flash flooding by reducing soil infiltration during intense rainfall.
Severe Weather	Elevated Risk	Historical data indicate increasing variability and frequency of severe weather events, including strong winds, hail, and lightning, contributing to higher exposure and potential damages.
Severe Winter Weather	Stable	Long-term data suggest no increasing trend in severe winter weather events, though episodic ice and snow events continue to pose risks when they occur.
Tornado	Elevated Risk	While long-term trends remain uncertain, recent data indicate increased tornado activity and variability in the region, supporting continued planning significance.
Wildfire	Elevated Risk	Increased drought conditions, higher temperatures, and extended dry periods may elevate wildfire risk, particularly in wildland-urban interface areas.

FEMA's Local Mitigation Plan Review Guide emphasizes that mitigation planning should focus on hazards that present a reasonable probability of occurrence and the potential for significant impacts during the planning period. Based on a review of available federal, state, and local data, the following natural hazards were considered during the hazard identification process but were not carried forward for detailed analysis. While these hazards are acknowledged, they were determined to have limited relevance to Cobb County due to a lack of exposure, very low probability, or absence of documented impacts.

- **Coastal Erosion:** Cobb County is inland and has no exposure to coastal processes; therefore, coastal erosion does not pose a risk to people, property, or infrastructure within the planning area.
- **Coastal Flooding:** Cobb County has no tidal influence or coastal flood exposure. As a result, coastal flooding is not applicable to the county or participating jurisdictions.
- **Earthquake:** USGS seismic hazard mapping indicates a very low likelihood of damaging earthquake activity in Cobb County. No historically significant earthquake events have been recorded within the county, and there are no documented deaths, injuries, or notable damages attributable to earthquakes in the planning area.
- **Landslide:** Georgia Department of Natural Resources mapping indicates no known areas of landslide susceptibility within Cobb County. Local topography and geologic conditions do not support widespread landslide risk.
- **Land Subsidence:** State of Georgia geologic mapping indicates no known areas of collapsible soils or subsidence-prone conditions in Cobb County. Additionally, there are no recorded subsidence events affecting the planning area.

These hazards will continue to be monitored over time, and future plan updates will reassess their relevance should conditions, data availability, or development patterns change.

5.4 Hazard Planning Significance

For the purposes of this plan, hazard planning significance refers to the relevance of the identified hazard to the jurisdictions of Cobb County when calculating risk and vulnerability. In order to help quantify the planning significance for a hazard, data was reviewed on three levels: federal (various data sets), state (State of Georgia 2023 Hazard Mitigation plan and available state databases and GIS resources), and local (data relevant to occurrence and vulnerability on a county and local level). This approach allowed for comparison across data sets for each hazard type and supported the summation of results at the county level. It is recognized that inconsistencies in methodologies and data make it difficult to make a direct comparison across all data levels. Where feasible, collected data were translated into a consistent analytical framework that accounted for variability in data sources and methodologies. The result of this assessment provides a larger scale snapshot of how Cobb County jurisdictions view risk and allowed for integration of hazard data into the LHMP.

Augmenting state and local data, this plan uses FEMA's NRI at both the county and census-tract levels to meet federal risk assessment requirements and to establish a clear, comparable baseline of multi-hazard risk across jurisdictions. Using nationally consistent, best-available data aligns with 44 CFR § 201.6 risk assessment standards and FEMA's Local Mitigation Planning guidance, which emphasize leveraging authoritative datasets and documenting methods, assumptions, and limitations. Consistent with FEMA guidance, we also compare NRI outputs with incident histories and community input. NRI outputs are used to inform, not replace, local knowledge, historical experience, and jurisdiction-specific conditions.

Using the FEMA NRI provides the following benefits:

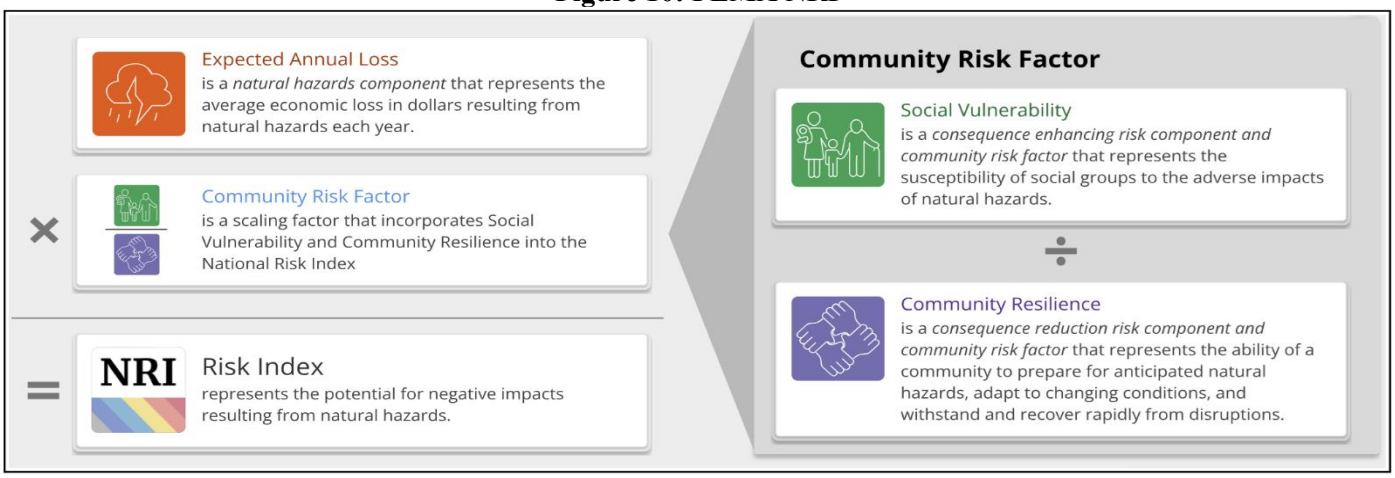
- **Nationwide, consistent, and current:** NRI provides county- and tract-level data for 18 natural hazards, allowing apples-to-apples comparisons within and across jurisdictions while minimizing local methodological bias.
- **Actionable granularity:** Tract-level outputs help identify neighborhoods with elevated risk for targeting outreach, capability assessments, and project scoping, while county-level results support regional prioritization and funding strategies.

The FEMA NRI expresses community risk as an adjusted loss estimate that starts with the Expected Annual Loss and then scales that value up where Social Vulnerability is higher and down where Community Resilience is stronger. In general, higher EAL and higher vulnerability push risk up, while stronger resilience pulls it down.

- **Expected Annual Loss (EAL):** The average dollar loss a community can expect each year from natural hazards. For each hazard, EAL combines exposure, annualized frequency, and historic loss ratio across three consequence types: buildings, population, and agriculture. EAL values are reported in current U.S. dollars.
- **Social Vulnerability :** A factor that increases risk where populations are more susceptible to adverse impacts.
- **Community Resilience:** A factor that reduces risk where systems and capacities to prepare for, withstand, and recover are stronger.

The following figure details the components and equation of the FEMA NRI:

Figure 10: FEMA NRI



Source: FEMA

NRI computes these values for each county and census tract and then assigns scores, percentiles, and qualitative ratings relative to all peer communities at the same geographic level. Each place (county or census tract) gets a rating, Very Low, Relatively Low, Relatively Moderate, Relatively High, or Very High, that shows how its score compares to other places at the same level nationwide. "High" means the place ranks higher than most peers, "Low" means lower than most peers. A percentile shows where a place sits among all U.S. counties or tracts. For example, an 85th percentile Risk score for a tract means it's higher than 85% of U.S. tracts.

NRI's county- and tract-level outputs give this plan a defensible, FEMA-aligned starting point for understanding and comparing risk. Our local data and engagement sharpen that picture into actionable mitigation priorities. The following table summarizes the FEMA NRI for Cobb County and participating jurisdictions for all identified natural hazards:

Table 30: Participating Jurisdiction Composite Natural Hazard Risk Index

Jurisdiction	Census Tract	National Percentile	Risk Rating
Cobb County	All	92.2	Relatively Moderate
Acworth	13067030104	32.3	Relatively Low
Acworth	13067030108	30.6	Relatively Low
Acworth	13067030109	22.7	Very Low
Acworth	13067030110	38.8	Relatively Low
Acworth	13067030111	44.6	Relatively Low
Acworth	13067030112	20.2	Very Low
Acworth	13067030113	18.2	Very Low
Acworth	13067030240	24.8	Very Low
Austell	13067031409	58.2	Relatively Low
Austell	13067031415	20.4	Very Low
Austell	13067031416	29.7	Relatively Low
Austell	13067031417	25.8	Very Low
Kennesaw	13067030242	20.7	Very Low
Kennesaw	13067030243	26.4	Very Low
Kennesaw	13067030245	12.0	Very Low
Kennesaw	13067030246	16.7	Very Low
Kennesaw	13067030249	54.2	Relatively Low
Kennesaw	13067030254	5.5	Very Low
Kennesaw	13067030255	35.7	Relatively Low
Kennesaw	13067030257	47.2	Relatively Low
Kennesaw	13067030258	40.2	Relatively Low
Kennesaw	13067030259	25.4	Very Low
Kennesaw	13067030260	13.3	Very Low

Table 30: Participating Jurisdiction Composite Natural Hazard Risk Index

Jurisdiction	Census Tract	National Percentile	Risk Rating
Kennesaw	13067030261	11.7	Very Low
Kennesaw	13067030275	11.0	Very Low
Kennesaw	13067030278	87.6	Relatively High
Mableton	13067031306	50.5	Relatively Low
Mableton	13067031308	45.9	Relatively Low
Mableton	13067031314	33.0	Relatively Low
Mableton	13067031315	17.6	Very Low
Mableton	13067031316	47.6	Relatively Low
Mableton	13067031317	32.1	Relatively Low
Mableton	13067031319	50.0	Relatively Low
Mableton	13067031322	31.6	Relatively Low
Mableton	13067031323	17.9	Very Low
Mableton	13067031324	21.9	Very Low
Mableton	13067031325	7.0	Very Low
Mableton	13067031414	25.1	Very Low
Marietta	13067030233	25.0	Very Low
Marietta	13067030241	9.4	Very Low
Marietta	13067030247	35.1	Relatively Low
Marietta	13067030250	30.3	Relatively Low
Marietta	13067030251	13.4	Very Low
Marietta	13067030253	20.5	Very Low
Marietta	13067030256	19.2	Very Low
Marietta	13067030344	37.6	Relatively Low
Marietta	13067030345	63.7	Relatively Moderate
Marietta	13067030411	33.0	Relatively Low
Marietta	13067030412	43.7	Relatively Low
Marietta	13067030413	40.8	Relatively Low
Marietta	13067030414	37.3	Relatively Low
Marietta	13067030506	58.5	Relatively Low
Marietta	13067030507	36.4	Relatively Low
Marietta	13067030508	62.4	Relatively Moderate
Marietta	13067030509	19.9	Very Low
Marietta	13067030511	30.8	Relatively Low
Marietta	13067030603	45.8	Relatively Low
Marietta	13067030604	21.4	Very Low
Marietta	13067030700	63.9	Relatively Moderate
Marietta	13067030800	67.1	Relatively Moderate
Marietta	13067030906	27.9	Relatively Low
Marietta	13067030907	24.6	Very Low
Marietta	13067030909	16.1	Very Low
Marietta	13067030910	24.9	Very Low
Marietta	13067030911	15.4	Very Low
Marietta	13067030912	66.2	Relatively Moderate
Marietta	13067031113	19.0	Very Low
Powder Springs	13067031506	44.9	Relatively Low
Powder Springs	13067031507	22.5	Very Low
Powder Springs	13067031511	26.9	Very Low
Powder Springs	13067031512	25.3	Very Low
Powder Springs	13067031513	28.1	Relatively Low
Powder Springs	13067031514	8.5	Very Low

Table 30: Participating Jurisdiction Composite Natural Hazard Risk Index

Jurisdiction	Census Tract	National Percentile	Risk Rating
Powder Springs	13067031515	28.5	Relatively Low
Powder Springs	13067031516	10.6	Very Low
Smyrna	13067031101	53.6	Relatively Low
Smyrna	13067031111	23.9	Very Low
Smyrna	13067031110	19.7	Very Low
Smyrna	13067031112	33.7	Relatively Low
Smyrna	13067031114	48.8	Relatively Low
Smyrna	13067031115	28.2	Relatively Low
Smyrna	13067031116	44.7	Relatively Low
Smyrna	13067031117	34.9	Relatively Low
Smyrna	13067031118	41.9	Relatively Low
Smyrna	13067031120	25.2	Very Low
Smyrna	13067031121	7.9	Very Low
Smyrna	13067031122	12.5	Very Low
Smyrna	13067031209	18.9	Very Low
Smyrna	13067031215	26.8	Very Low
Smyrna	13067031217	17.7	Very Low
Smyrna	13067031220	15.9	Very Low
Smyrna	13067031221	37.6	Relatively Low

Source: FEMA NRI

In order to gain an understanding of vulnerability, the following table details the estimated FEMA EAL data for Cobb County and participating jurisdictions (by census tract):

Table 31: Participating Jurisdiction Composite Natural Hazard EAL

Jurisdiction	Census Tract	National Percentile	EAL Rating	Building EAL	Population Equivalence EAL	Composite EAL
Cobb County	All	92.8	Relatively Moderate	$35,019,685	$21,505,688	$56,536,719
Acworth	13067030104	23.7	Very Low	$133,213	$103,114	$236,348
Acworth	13067030108	38.5	Relatively Low	$237,295	$128,304	$365,888
Acworth	13067030109	25.2	Very Low	$154,822	$92,729	$247,589
Acworth	13067030110	39.7	Relatively Low	$245,441	$131,338	$376,787
Acworth	13067030111	47.2	Relatively Low	$307,272	$148,142	$455,491
Acworth	13067030112	16.1	Very Low	$95,042	$83,530	$178,574
Acworth	13067030113	17.5	Very Low	$81,491	$107,986	$189,477
Acworth	13067030240	30.0	Relatively Low	$154,539	$133,721	$288,304
Austell	13067031409	54.6	Relatively Low	$312,867	$239,667	$553,315
Austell	13067031415	15.7	Very Low	$84,509	$90,895	$175,421
Austell	13067031416	20.5	Very Low	$89,518	$121,861	$211,590
Austell	13067031417	22.6	Very Low	$133,125	$94,021	$227,238
Kennesaw	13067030242	26.8	Relatively Low	$150,488	$110,364	$260,859
Kennesaw	13067030243	24.3	Very Low	$110,333	$130,180	$240,516
Kennesaw	13067030245	19.1	Very Low	$114,418	$86,690	$201,151
Kennesaw	13067030246	14.8	Very Low	$109,745	$59,035	$168,781
Kennesaw	13067030249	56.2	Relatively Low	$428,353	$149,020	$577,422
Kennesaw	13067030254	9.1	Very Low	$74,115	$50,379	$124,494
Kennesaw	13067030255	36.1	Relatively Low	$214,646	$128,292	$342,938
Kennesaw	13067030257	35.9	Relatively Low	$208,307	$132,746	$341,055
Kennesaw	13067030258	32.9	Relatively Low	$220,382	$92,921	$313,310
Kennesaw	13067030259	24.0	Very Low	$137,181	$100,769	$237,950

Table 31: Participating Jurisdiction Composite Natural Hazard EAL

Jurisdiction	Census Tract	National Percentile	EAL Rating	Building EAL	Population Equivalence EAL	Composite EAL
Kennesaw	13067030260	16.8	Very Low	$109,003	$75,315	$184,319
Kennesaw	13067030261	20.2	Very Low	$114,669	$94,163	$208,909
Kennesaw	13067030275	10.4	Very Low	$77,582	$57,832	$135,414
Kennesaw	13067030278	87.3	Relatively High	$1,499,402	$226,753	$1,726,196
Mableton	13067031306	39.6	Relatively Low	$253,588	$122,441	$376,058
Mableton	13067031308	33.2	Relatively Low	$175,932	$139,809	$315,749
Mableton	13067031314	44.5	Relatively Low	$275,832	$150,602	$426,563
Mableton	13067031315	35.8	Relatively Low	$219,266	$121,207	$340,540
Mableton	13067031316	43.7	Relatively Low	$262,403	$155,363	$417,773
Mableton	13067031317	25.3	Very Low	$129,803	$118,681	$248,496
Mableton	13067031319	33.4	Relatively Low	$181,992	$136,106	$318,102
Mableton	13067031322	24.2	Very Low	$107,854	$131,526	$239,381
Mableton	13067031323	12.5	Very Low	$65,704	$85,657	$151,383
Mableton	13067031324	19.2	Very Low	$108,092	$93,775	$201,883
Mableton	13067031325	13.5	Very Low	$102,543	$56,675	$159,220
Mableton	13067031414	30.0	Relatively Low	$184,028	$103,911	$288,070
Marietta	13067030233	29.2	Relatively Low	$160,181	$121,325	$281,514
Marietta	13067030241	21.3	Very Low	$141,382	$75,571	$216,978
Marietta	13067030247	33.9	Relatively Low	$181,719	$140,952	$322,672
Marietta	13067030250	42.2	Relatively Low	$264,963	$137,636	$402,864
Marietta	13067030251	23.0	Very Low	$145,861	$84,559	$230,583
Marietta	13067030253	32.5	Relatively Low	$231,747	$78,272	$310,090
Marietta	13067030256	39.2	Relatively Low	$263,927	$108,521	$372,585
Marietta	13067030344	35.4	Relatively Low	$233,696	$103,411	$337,106
Marietta	13067030345	62.9	Relatively Moderate	$452,824	$242,018	$694,841
Marietta	13067030411	23.9	Very Low	$156,883	$80,825	$237,708
Marietta	13067030412	33.0	Relatively Low	$186,673	$127,836	$314,542
Marietta	13067030413	35.0	Relatively Low	$157,494	$175,764	$333,258
Marietta	13067030414	30.9	Relatively Low	$202,436	$93,442	$295,885
Marietta	13067030506	45.1	Relatively Low	$282,744	$150,355	$433,125
Marietta	13067030507	42.3	Relatively Low	$247,256	$156,460	$403,737
Marietta	13067030508	53.8	Relatively Low	$428,696	$112,586	$541,286
Marietta	13067030509	36.1	Relatively Low	$226,563	$117,125	$343,700
Marietta	13067030511	33.8	Relatively Low	$182,742	$138,931	$321,689
Marietta	13067030603	46.5	Relatively Low	$286,070	$162,078	$448,154
Marietta	13067030604	23.5	Very Low	$131,209	$103,231	$234,445
Marietta	13067030700	47.0	Relatively Low	$301,685	$151,330	$453,019
Marietta	13067030800	57.3	Relatively Low	$434,375	$159,837	$594,232
Marietta	13067030906	25.4	Very Low	$146,276	$102,786	$249,137
Marietta	13067030907	26.6	Relatively Low	$159,329	$99,797	$259,153
Marietta	13067030909	16.9	Very Low	$109,683	$75,238	$184,960
Marietta	13067030910	16.9	Very Low	$72,370	$112,133	$184,525
Marietta	13067030911	10.4	Very Low	$57,707	$77,878	$135,590
Marietta	13067030912	52.8	Relatively Low	$319,913	$206,610	$526,532
Marietta	13067031113	13.3	Very Low	$95,268	$62,377	$157,644
Powder Springs	13067031506	38.5	Relatively Low	$197,738	$168,221	$366,112
Powder Springs	13067031507	19.3	Very Low	$95,630	$106,383	$202,093
Powder Springs	13067031511	37.0	Relatively Low	$211,996	$139,830	$352,291
Powder Springs	13067031512	25.6	Very Low	$119,762	$130,123	$250,892
Powder Springs	13067031513	25.3	Very Low	$131,891	$116,702	$248,690

Table 31: Participating Jurisdiction Composite Natural Hazard EAL

Jurisdiction	Census Tract	National Percentile	EAL Rating	Building EAL	Population Equivalence EAL	Composite EAL
Powder Springs	13067031514	11.5	Very Low	$76,120	$66,789	$142,924
Powder Springs	13067031515	35.0	Relatively Low	$214,907	$117,882	$333,151
Powder Springs	13067031516	11.6	Very Low	$81,467	$62,553	$144,177
Smyrna	13067031101	38.7	Relatively Low	$205,696	$162,319	$368,025
Smyrna	13067031111	25.3	Very Low	$140,071	$108,316	$248,387
Smyrna	13067031110	21.4	Very Low	$131,931	$86,444	$218,375
Smyrna	13067031112	41.3	Relatively Low	$236,596	$156,502	$393,098
Smyrna	13067031114	46.4	Relatively Low	$243,083	$203,539	$446,622
Smyrna	13067031115	24.6	Very Low	$116,292	$126,618	$242,915
Smyrna	13067031116	32.4	Relatively Low	$136,826	$172,006	$308,911
Smyrna	13067031117	35.0	Relatively Low	$183,872	$148,415	$332,331
Smyrna	13067031118	39.0	Relatively Low	$218,736	$152,209	$370,948
Smyrna	13067031120	28.8	Relatively Low	$166,309	$112,369	$278,685
Smyrna	13067031121	11.4	Very Low	$74,806	$68,033	$142,839
Smyrna	13067031122	17.3	Very Low	$116,859	$70,594	$187,453
Smyrna	13067031209	39.0	Relatively Low	$252,532	$118,359	$370,891
Smyrna	13067031215	31.0	Relatively Low	$185,035	$111,721	$296,758
Smyrna	13067031217	23.1	Very Low	$132,266	$98,674	$230,940
Smyrna	13067031220	16.1	Very Low	$99,382	$79,159	$178,547
Smyrna	13067031221	39.3	Relatively Low	$281,532	$91,747	$373,280

Source: FEMA NRI

Note: Population Equivalence EAL uses a Value of Statistical Life approach (each fatality, or an equivalent of ten serious injuries, is valued at approximately $11,600,000)

Note: Agricultural EAL does not materially influence county- or tract-level composite risk scores or ratings, and its inclusion would not change mitigation priorities identified through the higher-magnitude components.

Please note that FEMA's National Risk Index does not include man-made/technological hazards like dam failure. Because dam failure risk depends on individual structures, operating conditions, maintenance/age, and site-specific downstream topography, it requires dam-specific breach and inundation studies rather than a single, national, apples-to-apples dataset of frequency and loss, the kind of data NRI needs to compute Expected Annual Loss.

To simplify planning, for this plan, we converted each census tract's NRI qualitative rating to a numeric score (Very Low=1, Relatively Low=2, Relatively Moderate=3, Relatively High=4, Very High=5). For each jurisdiction, we summed the tract scores and divided by the number of tracts to produce a simple average (composite) score. We then rounded that average to the nearest whole number and mapped it back to the corresponding qualitative category (1→Very Low … 5→Very High). This transparent roll-up preserves the NRI's relative scale while providing an easy, tract-to-jurisdiction summary for comparison and prioritization. The following tables represent the hazard specific ratings for each participating jurisdiction.

Table 32: Participating Jurisdiction Natural Hazard Risk and EAL Rating Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Drought Risk Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating
Drought EAL Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating
Extreme Heat Risk Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating
Extreme Heat EAL Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating

Table 32: Participating Jurisdiction Natural Hazard Risk and EAL Rating Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Flood Risk Rating	Relatively Moderate	Relatively Low	Relatively Moderate	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low
Flood EAL Rating	Relatively Moderate	Relatively Low	Relatively Moderate	Relatively Low	Relatively Low	Relatively Low	Relatively Moderate	Relatively Low
Severe Weather Risk Rating	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
Severe Weather EAL Rating	Relatively High	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
Severe Winter Weather Risk Rating	Relatively High	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low
Severe Winter Weather EAL Rating	Relatively High	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low
Tornado Risk Rating	Relatively High	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
Tornado EAL Rating	Relatively High	Relatively High	Relatively Moderate	Relatively Moderate	Relatively High	Relatively High	Relatively Moderate	Relatively Moderate
Wildfire Risk Rating	Very Low	Relatively Low	Very Low	Very Low	Very Low	Very Low	Relatively Low	Very Low
Wildfire EAL Rating	Very Low	Relatively Low	Very Low	Very Low	Very Low	Very Low	Relatively Low	Very Low

Source: FEMA NRI
Note: No Rating means the community's EAL is zero for that hazard.
Note: Severe weather consists of three NRI components, hail, lightning, and strong wind. Tropical storms are considered independently.
Note: Severe winter weather consist of two components, ice storm and winter weather. Extreme cold and blizzards are considered independently.

For hazards where NRI does not provide sufficient data to calculate risk or EAL, a 'No Rating' designation is shown. A "No Rating" designation indicates that a hazard was identified, but there was not enough consistent, nationwide data available to calculate a reliable risk score or EAL. This typically occurs when key inputs such as exposure, loss estimates, or vulnerability data are incomplete, unavailable, or not standardized across jurisdictions. A "No Rating" designation should not be interpreted as an absence of risk, rather it reflects a data limitation within the NRI methodology and highlights an area where additional local analysis may be needed to better understand and quantify potential impacts.

Hazard-specific FEMA NRI and EAL ratings, where available, are presented in the subsequent hazard sections.

5.5 Hazard Occurrence and Assessment Data

NOAA's National Centers for Environmental Information (NCEI) Storm Events Database was used as the primary source of information for historical storm event occurrences. It should be noted that damage estimates reported in the NCEI database are often underestimated. This underreporting reflects limitations in the event reporting process, as initial damage estimates are typically compiled by local offices or the National Weather Service (NWS) at the time of the event, prior to the completion of formal damage assessments. As a result, many events are recorded with low or zero-dollar damage estimates. In addition, most NCEI-reported events are not associated with federal emergency or disaster declarations. In cases where an event coincided temporally with a federally declared disaster, NCEI records may include the event even if it occurred in a county not included in the declaration.

Environmental Systems Research Institute (ESRI) ArcGIS, Version 10, was used to identify critical facilities located within mapped hazard areas, where applicable and where data were available. Spatial data were obtained from the following sources:

- Cobb County and participating jurisdictions

- FEMA's National Flood Hazard Layer
- University of Wisconsin–Madison Spatial Analysis for Conservation and Sustainability (Silvis Lab)
- NOAA

Loss estimation modeling was conducted using Hazus-MH, Version 2.2 SP1, a FEMA-administered software tool used to estimate potential losses and impacts from hazard events. Hazus default datasets were utilized, including 2020 U.S. Census data and available state and federal facility databases. A Level 1 Hazus analysis was performed for flood hazards, relying on default population, building stock, and critical infrastructure data to estimate losses and damages. Flood losses were evaluated using the 1-percent-annual-chance (100-year) flood scenario as well as probabilistic flood scenarios.

Where applicable, additional modeling approaches and analytical methods are described within the corresponding hazard-specific sections of this plan.

Due to data limitations, localized hazard behavior, and the absence of structure-specific damage functions for certain hazards, precise quantitative estimates of potential losses are not feasible for all hazards or asset classes. Where quantitative data are unavailable, vulnerability is assessed qualitatively using historical experience, best available data, and narrative analysis to describe potential impacts to people, property, critical facilities, lifelines, and the environment.

5.6 Jurisdictional Critical Facilities, Assets, and Community Lifelines

Certain facilities and assets, particularly critical infrastructure and community lifelines, provide a net public benefit by supporting essential societal functions such as public safety, public health, education, governance, and economic activity. Many of these facilities are also integral to disaster response and recovery operations, making their continued functionality especially important during and after hazard events. These facilities align closely with FEMA-defined community lifelines, whose disruption can significantly impede response, recovery, and overall community resilience.

Conversely, some facilities and infrastructure present heightened concern due to the negative consequences that may result if they are damaged or disrupted during a disaster. These consequences may include cascading impacts to public safety, service delivery, or regional systems. While the specific facilities that meet these criteria may vary by community, these concepts provide a consistent framework for identifying and evaluating critical facilities and infrastructure.

For security reasons, Cobb County maintains detailed critical facility information under separate cover. For the purposes of this LHMP, it is assumed that all critical facilities are subject to comparable exposure from non-point hazards, such as severe weather and extreme heat, while vulnerability may vary for point-source hazards, including dam failure and flooding. Where available, data identifying critical facilities potentially affected by point-source hazards were evaluated using GIS overlays against mapped hazard areas where available.

5.7 Hazard Profiles

Each identified hazard is profiled in the sections that follow, with the level of detail varying based on data availability and relevance to the planning area. Sources are cited within each hazard profile. Where available information indicates that certain jurisdictions or areas of Cobb County experience different exposure or potential impacts, the profile includes a jurisdiction-specific discussion of vulnerability. For hazards where available information does not support meaningful differentiation by jurisdiction, the hazard is addressed at the countywide level for all participating jurisdictions.

The hazards are presented in alphabetical order for ease of reference, and are not ranked by planning significance.

5.8 Dam Failure

5.8.1 Hazard Description



A dam is a barrier across flowing water that obstructs, directs, or slows down the flow, often creating a reservoir, lake, or impoundment. Most dams have a section called a spillway or weir, over or through, which water flows, either intermittently or continuously. Dams commonly come in two types, embankment (the most common) and concrete (gravity, buttress, and arch), as well as sizes. They also serve a number of purposes and provide essential benefits, including drinking water, irrigation, hydropower, flood control, and recreation.

Large or small, dams have a powerful presence that is frequently overlooked until a failure occurs. Dams fail in two ways: a controlled spillway release done to prevent full failure, or the partial or complete collapse of the dam itself. In each instance, an overwhelming amount of water, and potentially debris, is released. Dam failures are rare, but when they do occur, they can cause loss of life and immense damage to property, critical infrastructure, and the environment.

Possible reasons for dam failure include but are not limited to:

- Sub-standard construction materials/techniques
- Spillway design error
- Geological instability caused by changes to water levels during filling or poor surveying
- Sliding of a mountain into the reservoir
- Poor maintenance, especially of outlet pipes
- Human, computer, or design error
- Internal erosion, especially in earthen dams
- Earthquakes
- Terrorism

There are three classifications of dam failure: hydraulic, seepage, and structural. The following is an explanation of each these failure classifications:

- **Hydraulic:** This failure is a result of an uncontrolled flow of water over and around the dam structure as well as the erosive action on the dam and its foundation. The uncontrolled flow causing the failure is often classified as wave action, toe erosion, or gullying. Earthen dams are particularly susceptible to hydraulic failure because earthen materials erode more quickly than other materials, such as concrete and steel. This type of failure constitutes approximately 40% of all dam failures.
- **Seepage:** Seepage is the velocity of an amount of water controlled to prevent failure. This occurs when the seepage occurs through the structure to its foundation, where it begins to erode within. This type of failure accounts for approximately 4% of all dam failures.
- **Structural:** A failure that involves the rupture of the dam or the foundation by water movement, earthquake, or sabotage. When weak materials construct dams (large, earthen dams) are the primary cause of this failure. Structural failure occurs with approximately 30% of dam failures.

5.8.2 Location and Extent

Pursuant to the Georgia Safe Dams Act, the Safe Dams Program is responsible for developing and maintaining an inventory of dams, classifying dams, and ensuring compliance of all regulated dams. A dam considered under this Act is a structure that must either be at least 25 feet tall (vertical height) or store at least 100 acre-feet (volume) at maximum storage.

Dams in the State of Georgia are ranked by "Dam Hazard Classification," which is determined by the potential for infrastructure and property damages downstream if a dam failure were to occur. Current Dam Hazard Classifications are:

- **Category I Dam:** Indicates the probable loss of life determined by the Georgia Safe Dam Program. This dam classification has specific rules and regulations that must be applied to its design and operation. A Category I dam is permitted is required and is regulated by the Georgia Environmental Protection Division.
- **Category II Dam:** Those dams where no occupied structures have been identified to be in the dam failure zone. With these dams, the Safe Dam Program is responsible for working with dam owners on their compliance with the Act and corresponding rules where necessary, taking enforcement actions against the owner who do not comply with the Act and Rules.

This LHMP prioritize threats that present credible risks to life safety and continuity of critical services. Under Georgia's Safe Dams Program, Category II dams are defined as structures where failure or mis-operation would not be expected to cause probable loss of human life. Because the hazard classification is consequence-based, Category II failures are limited primarily to localized economic, environmental, or infrastructure damage. Consistent with the LHMP's life-safety focus, finite planning resources, and FEMA's emphasis on projects with clear public benefits, it is reasonable to scope detailed analysis to Category I dams and exclude Category II dams from the dam-failure profile and mitigation action list. This focus does not ignore other dams. Participating jurisdictions will continue routine coordination with owners and the state dam safety program, maintain awareness of downstream development, and update the inventory as conditions change. If any Category II dam's downstream exposure increases (e.g., new residential or critical facilities are built in the inundation area), it will be re-evaluated for inclusion in this LHMP.

The following table lists all Category I dams within Cobb County:

Table 33: Cobb County Category I Dams

Dam Name	Classification	State ID #	NID ID #
Atlanta Country Club Lake Dam No. 18	I	033-106-03128	GA03872
Bishop Lake Dam	I	033-005-00047	GA01480
Bozeman Lake Dam	I	033-033-00385	GA02358
Camp Bert Adams Lake Dam	I	033-019-00130	GA01470
Chastain Lake Dam (Lower-East)	I	033-061-01854	GA02290
Chastain Lake Dam (Upper-West)	I	033-060-01853	GA02291
Chestnut Hill Lake Dam	I	033-131-04417	GA05289
Clearwater Lake Dam	I	033-052-01819	GA04470
Cochran Lake Dam	I	033-059-01852	GA04406
Dobbs Lake Dam	I	033-095-02204	GA03869
Gordon and Dees Lake Dam	I	033-058-01851	GA04405
Highland Pointe Lake Dam	I	033-130-04391	GA05288
Jackson Creek Lake Dam	I	033-049-01361	GA02297
James E. Quarles Wtp Dam	I	033-160-05476	GA07909
Kellner Lake Dam	I	033-076-01884	GA02405
Laura Lake Dam	I	033-006-00050	GA01477
Loch Highland Lake (Lower) Dam	I	033-091-02825	GA03866
Loch Highland Upper Lake Dam	I	033-092-02082	GA03867
McDonough Ash Pond # 4 Dam	I	033-021-00165	GA01482
McNeel Lake Dam	I	033-063-01856	GA02416
Morgan Farms Lake Dam	I	033-057-01850	GA02408
Noonday Creek Ws Str # 15	I	033-068-01940	GA01488
Noonday Creek Ws Str # 16	I	033-045-01230	GA01490
Noonday Creek Ws Str # 17	I	033-046-01231	GA01491
Noonday Creek Ws Str # 4	I	033-027-00239	GA01489

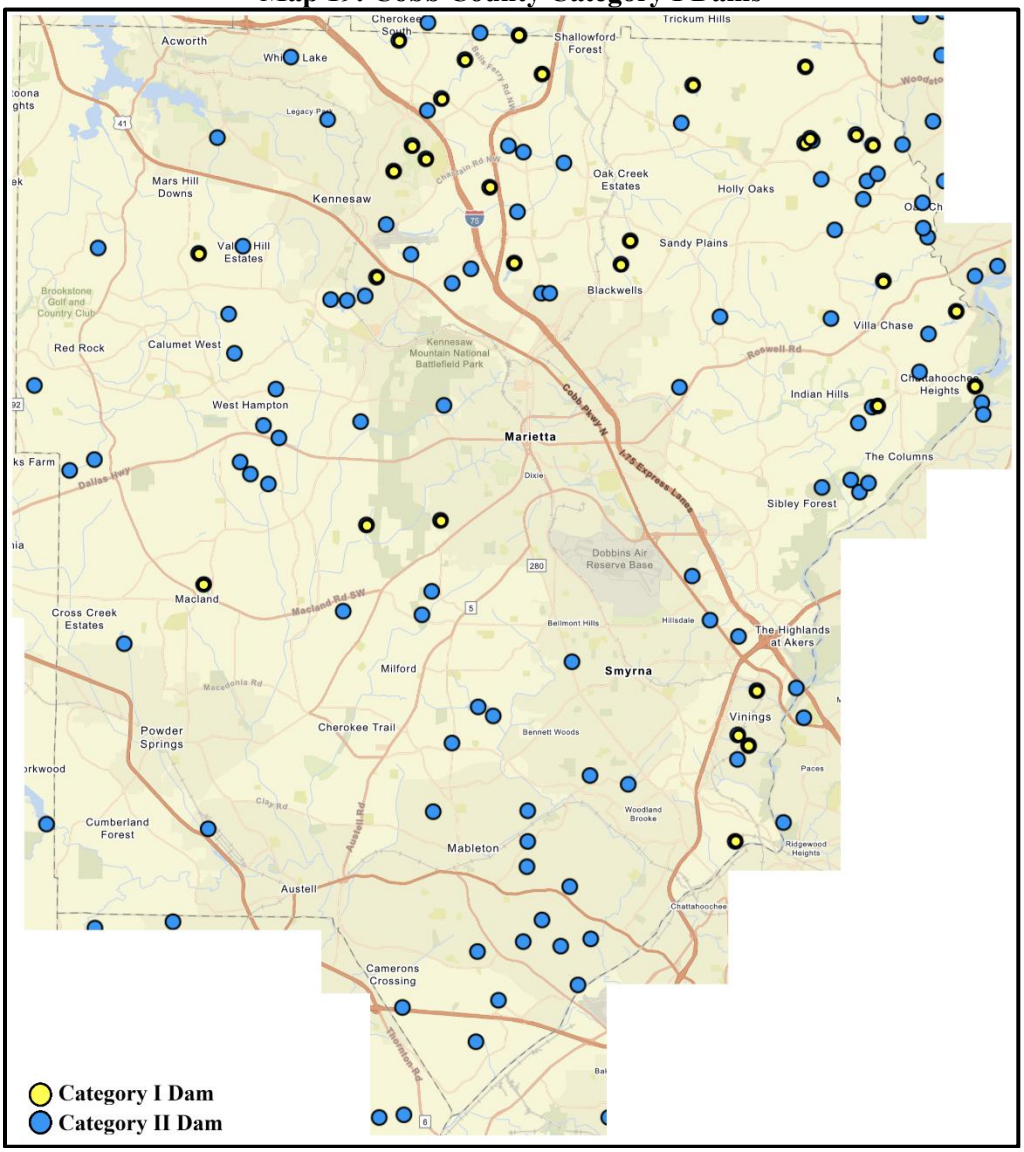
Table 33: Cobb County Category I Dams

Dam Name	Classification	State ID #	NID ID #
Noonday Creek Ws Str # 9	I	033-023-00305	GA01468
North Landing Lake Dam	I	033-001-00003	GA01479
Paces Lake Dam	I	033-015-00115	GA01469
Reeves Lake Dam	I	033-014-00109	GA02417
Timber Lake Dam	I	033-002-00045	GA01474
Upper Cove Lake Dam	I	033-107-03137	GA03871
Wigley Lake Dam	I	033-056-01849	GA04473
Wooten Lake Dam	I	033-053-02051	GA02409

Source: Safe Dams Program

The following map, from the National Inventory of Dams, indicates the location of Category I dams within Cobb County:

Map 19: Cobb County Category I Dams



Source: National Inventory of Dams

A Category I dam failure in Cobb County, depending on the event and extent of failure, would drive a fast-rising flood wave through creek valleys, with the greatest physical intensity immediately downstream of outlets and at hydraulic pinch points (culverts, small bridges, channel bends). Near-channel depths of roughly 3–8 feet with damaging velocities

and debris are plausible close to the outfall, tapering downstream to broader overbank flooding on the order of 0.5–3 feet where floodplains open. Sunny-day breaches tend to arrive faster (minutes to under an hour nearby), while storm-time failures can extend the duration and footprint due to elevated tailwater. Nearby jurisdictions could expect roadway overtopping, culvert clogging, localized scour, and service disruptions where pump stations, lift stations, or communications cabinets sit in low ground.

Within participating municipal jurisdictions, exposure concentrates along lake shores and creek corridors, including:

- **Acworth:** Around lake-adjacent neighborhoods and parks.
- **Austell**: Through low-lying downtown and industrial blocks that can receive routed flows from upstream.
- **Kennesaw:** Where short, flashy tributaries cross dense neighborhoods and school areas.
- **Mableton:** Along developed creek valleys and the Chattahoochee fringe.
- **Marietta:** Across urban stream networks with multiple crossings near critical services.
- **Powder Springs:** Along residential/school corridors with limited warning time, and where creek corridors intersect major transportation links and multifamily housing.

In these settings, depths of several feet are possible in channels and constricted reaches, with 1–3 feet common across adjacent streets, parking areas, and first floors in the lowest spots.

Unincorporated Cobb shares the same pattern. Subdivisions, mobile home communities, schools, parks, and utilities situated near stream valleys face the fastest rise and highest velocities, while wider floodplain neighborhoods experience shallower but more extensive inundation and multiple simultaneous road closures.

Across all jurisdictions, planning should assume rapid onset near outfalls, short lead times for alerting and evacuation, debris-laden flows, and temporary loss of key routes and nodes.

Discussions with the MPC and a review of all available data indicated that dam failure is a concern for all participating jurisdictions within Cobb County.

5.8.3 Previous Occurrences

According to the Cobb County Water System, Stormwater Management Division (SWMD), since 1979 four dams have failed in Cobb County:

- **Chastain Lakes Lower Dam:** Total breach (1984)
- **Wooten Lake Dam:** Partial breach (1989)
- **Patillo Dam at Valley Vista:** Total breach (2004)
- **Laurel Lake Dam:** Partial failure (September 21, 2009)

None of these failure resulted in reported loss of life. Data concerning damage totals from these events was unavailable.

5.8.4 Probability of Future Incidents

The probability of future dam failure events is not easily quantified and is influenced by multiple interacting factors, including the likelihood of future flood events, preventative measures implemented by dam owners and operators, routine maintenance and repair activities, frequency and quality of condition inspections, and adherence to proper operating procedures. However, with four documented failure events over the past 41 years, there remains a concern regarding Category I dam failure within the county.

Using an empirical frequency approach, calculated as the number of observed events divided by the total years of record, the historical data suggest a low frequency of occurrence over the period evaluated. This information is intended to provide general context regarding past conditions rather than a predictive measure of future performance, as historical occurrence does not reliably indicate failure likelihood for any individual dam or structure. In addition, none of the previously recorded failure events resulted in deaths or injuries, and only minimal property damage was reported.

Georgia regulations require routine monitoring and inspection of dams, with oversight and prioritization based on the potential consequences of failure. Accurately estimating the probability of failure for any individual dam would require a detailed engineering inspection and condition assessment, which is beyond the scope of this hazard mitigation plan.

Design standards also influence dam failure risk. Dams undergoing repair or reconstruction are generally required to safely pass at least the one percent annual chance, or one hundred year, rainfall event with one foot of freeboard, while dams with the highest potential consequences are subject to more stringent spillway and design requirements. Although not all dams have publicly documented capacity for the one percent annual chance event, many appear to meet this threshold based on original design criteria or subsequent spillway improvements.

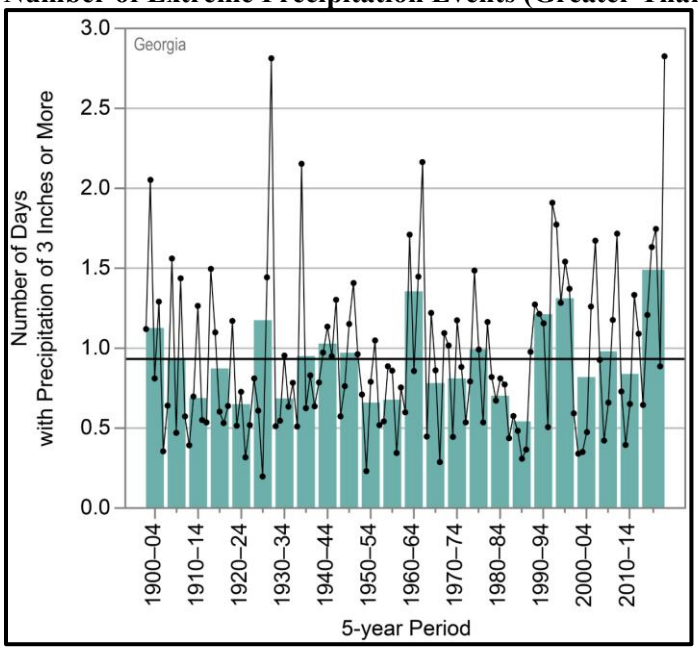
Ultimately, structural condition and maintenance history are the most important indicators of dam performance and failure potential. Because detailed, structure specific maintenance and condition data are not publicly available for all dams in the county, this plan relies primarily on consequence based classification, regulatory oversight information, and documented historical performance rather than dam specific probability estimates.

5.8.5 Projected Changes in Hazard Location, Intensity, Frequency, and Duration

National assessments, including the 2018 National Climate Assessment, identify aging water infrastructure as an important consideration for hazard mitigation planning. Across the United States, many dams, reservoirs, and related water control structures were constructed decades ago and are approaching or exceeding their original design life. These assessments note that aging or deteriorating dams may be more vulnerable during heavy rainfall events, and that recent extreme precipitation events in other regions of the country have resulted in dam failures, near failure conditions, or emergency spillway operations. While not all such incidents have occurred within Georgia, they underscore the importance of evaluating how intense rainfall may stress existing infrastructure in developed watersheds such as those found in Cobb County.

Historical climate data for Georgia indicate substantial year to year variability in heavy precipitation events, including short duration, high intensity rainfall associated with tropical systems, stalled frontal boundaries, and convective storms. Although long term trends in extreme precipitation frequency remain variable, recent years have included multiple high impact rainfall events that produced flash flooding, elevated streamflow, and rapid reservoir inflows across the metropolitan Atlanta region. This variability represents an ongoing planning consideration, particularly for dams and stormwater infrastructure that were designed using historical hydrologic assumptions.

Graph 11: Number of Extreme Precipitation Events (Greater Than 3-Inches)



Source: NOAA NCEI State Climate Summary 2022 for Georgia

In Cobb County, extreme precipitation events, while episodic, have the potential to place increased stress on dams, spillways, and associated conveyance systems, especially when combined with antecedent conditions such as saturated soils, elevated reservoir levels, increased impervious surface runoff, or constrained downstream channels. Even in the absence of a clear long term upward trend in extreme rainfall frequency, the intensity and timing of individual events remain relevant for hazard mitigation planning due to their potential to exceed operational thresholds.

At present, no comprehensive, countywide, climate specific vulnerability assessment exists that evaluates how projected changes in precipitation patterns, runoff characteristics, or temperature may affect the long-term performance of all dams within Cobb County. Design standards, inspection practices, and retrofit approaches vary by ownership, age, and regulatory framework, and many existing structures were designed based on historical hydrologic conditions rather than future climate scenarios. These uncertainties limit the ability to fully quantify climate related dam performance risk at the local level.

Land use and development patterns influence the potential consequences of a dam failure regardless of failure likelihood. Development within downstream floodplains or potential inundation areas increases exposure to life safety risks, property damage, and disruption of infrastructure. In Cobb County, population density, transportation corridors, utilities, and critical facilities remain concentrated along established river systems and urban drainage networks, which could amplify the impacts of a dam failure event.

Critical facilities and lifeline infrastructure located downstream of dams, including roadways, bridges, utilities, emergency service facilities, and public buildings, may be particularly vulnerable to rapid inundation or loss of access. Damage to or isolation of these assets during a dam failure event could impair emergency response and recovery operations. These conditions underscore the importance of continued coordination with dam owners, maintenance of Emergency Action Plans where applicable, land use coordination, and ongoing monitoring of hydrologic conditions as part of a comprehensive hazard mitigation strategy for Cobb County.

5.8.6 Vulnerability and Impact

FEMA NRI

The FEMA NRI does not provide a rating for the dam failure hazard.

Dam Condition Survey

The National Inventory of Dams documents all known dams in Georgia. The USACE is responsible for maintaining the National Inventory of Dams and works in close collaboration with federal and State of Georgia dam regulating agencies to obtain accurate and complete information about dams in the database. The database contains information about a dam's location and condition assessment. The condition assessment describes the condition of the dam based on available information, with the following ratings given:

- **Satisfactory:** No existing or potential dam safety deficiencies are recognized. Acceptable performance is expected under all loading conditions (static, hydrologic, seismic) in accordance with the minimum applicable state or federal regulatory criteria or tolerable risk guidelines.
- **Fair:** No existing dam safety deficiencies are recognized for normal operating conditions. Rare or extreme hydrologic and/or seismic events may result in a dam safety deficiency. Risk may be in the range to take further action.
- **Poor:** A dam safety deficiency is recognized for normal operating conditions which may realistically occur. Remedial action is necessary. Poor may also be used when uncertainties exist as to critical analysis parameters which identify a potential dam safety deficiency. Investigations and studies are necessary.
- **Unsatisfactory**: A dam safety deficiency is recognized that requires immediate or emergency remedial action for problem resolution.
- **Not Rated:** The dam has not been inspected, is not under state or federal jurisdiction, or has been inspected but, for whatever reason, has not been rated.
- **Not Available:** Dams for which the condition assessment is restricted to approved government users.

The following table details the dam name, dam number, condition assessment, inspection date, and year completed for all high hazard dams in Cobb County:

Table 34: Cobb County Category I Dams Condition Assessment

Dam Name	NID ID #	Condition Assessment	Inspection Dates	Year Completed
Atlanta Country Club Lake Dam No. 18	GA03872	Satisfactory	09/19/2019	1965
Bishop Lake Dam	GA01480	Satisfactory	02/09/2016	1945
Bozeman Lake Dam	GA02358	Satisfactory	02/07/2019	Unknown
Camp Bert Adams Lake Dam	GA01470	Satisfactory	09/08/2016	1970
Chastain Lake Dam (Lower-East)	GA02290	Not rated	Not rated	1954
Chastain Lake Dam (Upper-West)	GA02291	Not rated	Not rated	1952
Chestnut Hill Lake Dam	GA05289	Satisfactory	03/15/2016	1986
Clearwater Lake Dam	GA04470	Satisfactory	04/07/2017	1950
Cochran Lake Dam	GA04406	Unsatisfactory	03/07/2019	Unknown
Dobbs Lake Dam	GA03869	Poor	01/12/2017	1950
Gordon and Dees Lake Dam	GA04405	Satisfactory	06/18/2020	1980
Highland Pointe Lake Dam	GA05288	Satisfactory	03/07/2019	1986
Jackson Creek Lake Dam	GA02297	Poor	02/09/2016	Unknown
James E. Quarles Wtp Dam	GA07909	Satisfactory	09/18/2018	1953
Kellner Lake Dam	GA02405	Poor	02/07/2019	1972
Laura Lake Dam	GA01477	Satisfactory	02/07/2019	1951
Loch Highland Lake (Lower) Dam	GA03866	Satisfactory	02/09/2016	1973
Loch Highland Upper Lake Dam	GA03867	Satisfactory	02/09/2016	1974
McDonough Ash Pond # 4 Dam	GA01482	Satisfactory	02/02/2016	1974
McNeel Lake Dam	GA02416	Satisfactory	01/12/1997	1965
Morgan Farms Lake Dam	GA02408	Satisfactory	04/11/2023	1903
Noonday Creek Ws Str # 15	GA01488	Fair	04/07/2017	1955
Noonday Creek Ws Str # 16	GA01490	Satisfactory	04/11/2017	1955
Noonday Creek Ws Str # 17	GA01491	Poor	03/16/2016	1956
Noonday Creek Ws Str # 4	GA01489	Poor	03/07/2019	Unknown
Noonday Creek Ws Str # 9	GA01468	Satisfactory	03/15/2016	1955
North Landing Lake Dam	GA01479	Satisfactory	03/07/2019	1960
Paces Lake Dam	GA01469	Satisfactory	09/19/2019	1950
Reeves Lake Dam	GA02417	Satisfactory	03/09/2020	1952
Timber Lake Dam	GA01474	Poor	02/07/2019	1959
Upper Cove Lake Dam	GA03871	Not rated	Not rated	Unknown
Wigley Lake Dam	GA04473	Poor	02/10/2016	Unknown
Wooten Lake Dam	GA02409	Satisfactory	03/07/2019	1941

Source: Safe Dams Program

The average dam age in Cobb County is about 65 years, which means many structures are at or beyond their original design life. Age alone does not determine safety, but it increases the likelihood of condition issues that elevate risk if not addressed. Common age-related concerns include piping and internal erosion along spillways or through embankments, deterioration of outlet works, spillway capacity that no longer meets current hydrologic standards, concrete cracking/spalling, settlement and loss of freeboard, vegetation and animal burrows that compromise the embankment, and blocked or undersized culverts that raise upstream water levels during storms. Older dams may also lack modern instrumentation, documented operation procedures, or current emergency plans which can reduce warning time and complicate response.

Dam Emergency Action Plans

Emergency Action Plans (EAPs) are dam-specific procedures that guide warning, evacuation, and agency coordination if a dam incident or failure occurs. An EAP identifies notification chains, public alert methods, roles and responsibilities,

breach and inundation maps with arrival times and depth ranges, trigger points such as reservoir levels or observed conditions, and road closure points and detours, along with contacts for dam owners, public safety, transportation, utilities, and neighboring jurisdictions. EAPs provide the technical and operational basis to describe dam-failure extent, quantify people and structures at risk, and convert that risk into clear actions. In Georgia, Category I dams are required to have current EAPs.

Not all EAPs are publicly available, and some may only be shared in part. Common reasons include security-sensitive content in inundation maps, owner confidentiality or liability concerns, incomplete or draft status, proprietary engineering materials, outdated studies pending replacement, or state policies that limit distribution without owner permission. As of this plan no EAPs for Category I dams within the county were available. To address this data deficiency, Cobb County has included a mitigation action item to obtain all EAPs, and to use the information to map potentially vulnerable structures, people, and infrastructure using GIS tools.

Rehabilitation of High Hazard Potential Dam Program

The FEMA Rehabilitation of High Hazard Potential Dams (HHPD) program provides funding to reduce risk at dams whose failure would likely result in loss of life and significant downstream impacts (Category I). Eligibility for HHPD funding is limited and applies only to dams that meet specific federal and state criteria (not all Category I dams automatically qualify for funding). Within Georgia, eligibility is determined in coordination with the Georgia Environmental Protection Division and FEMA. To be eligible for HHPD funding, a dam must meet the following criteria:

- Be classified as High Hazard Potential in the National Inventory of Dams
- Be non-federally owned (federal dams are not eligible)
- Have a state-approved EAP
- Be identified as having safety deficiencies or unacceptable risk, typically rated as Poor or Unsatisfactory
- Require rehabilitation, removal, or risk-reduction actions to meet minimum dam safety standards

Available information from Georgia Environmental Protection Division indicates the following HHPD eligible dams within Cobb County:

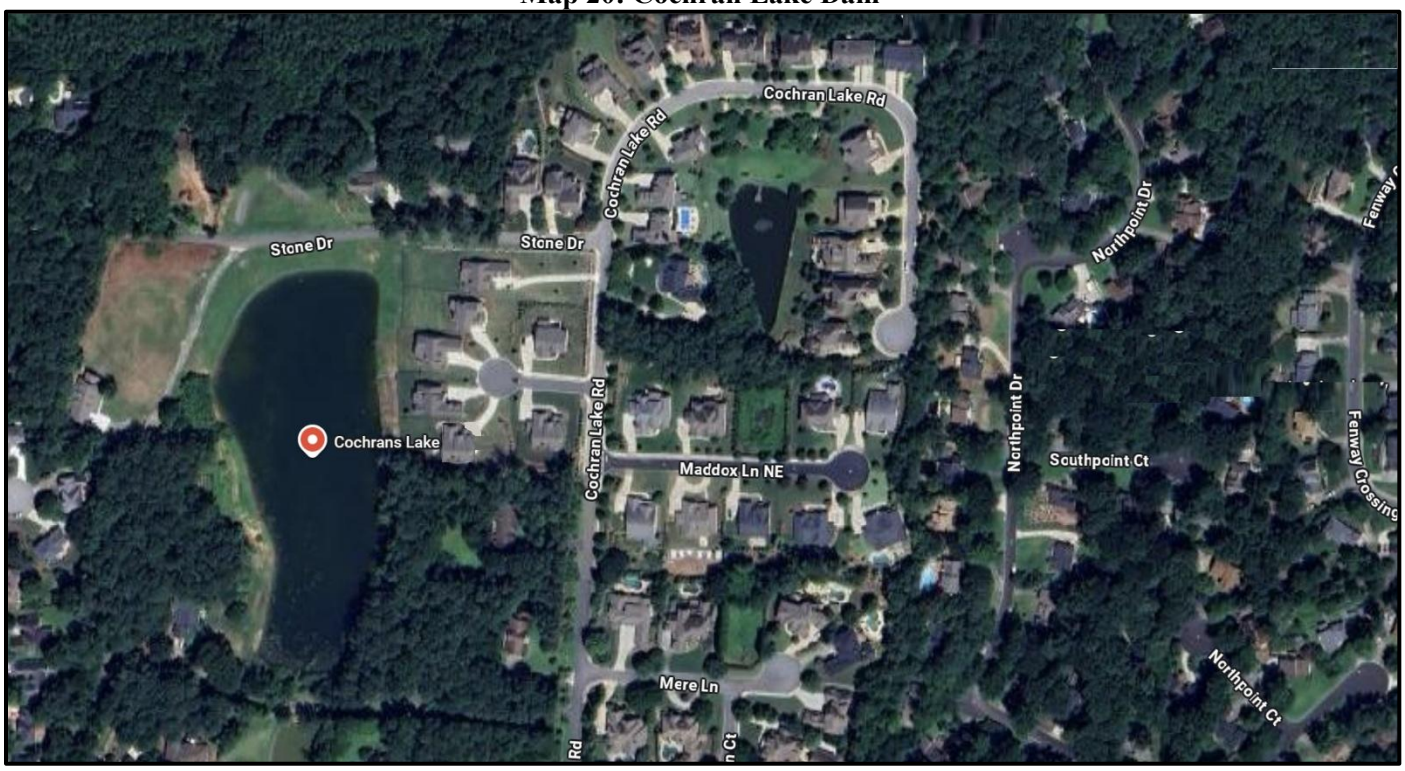
Table 35: Cobb County Category I HHPD Program Grant Eligible Dams

Dam Name	NID ID #	Owner	EAP	Condition Assessment
Cochran Lake Dam	GA04406	Cherwonuk, Guy, Snyder, Earl	Yes	Unsatisfactory
Jackson Creek Lake Dam	GA02297	Jacksons Creek Hoa, Inc.	Yes	Poor
Kellner Lake Dam	GA02405	Foster, Michael and Claudine	Yes	Poor
Wigley Lake Dam	GA04473	Wigley Family Trust	Yes	Poor

Source: State of Georgia

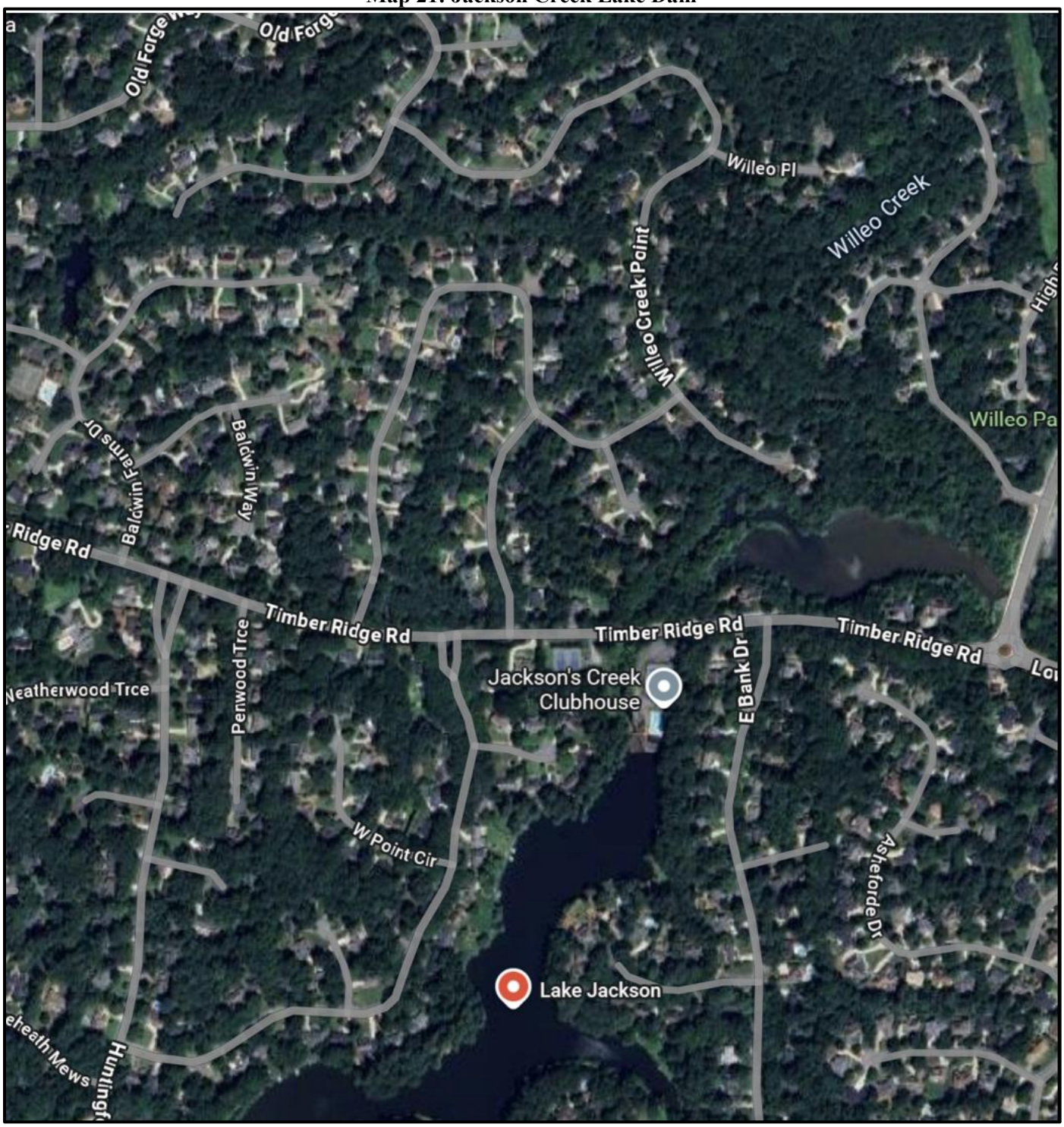
Through consultation with the MPC, this LHMP has elected to focus potential mitigation efforts on Category I dams that are eligible for HHPD grant funding. By prioritizing grant-eligible HHPDs, the plan ensures that mitigation efforts are focused on the highest life-safety risks, aligned with available funding opportunities, realistic and actionable over the life of the plan, and supportive of effective risk reduction while making the best use of limited mitigation resources. Please note that HHPD in this context signals program eligibility and an active funding pathway, not a higher level of danger. The following maps indicate the location of identified HHPDs:

Map 20: Cochran Lake Dam



Source: Cobb County

Map 21: Jackson Creek Lake Dam



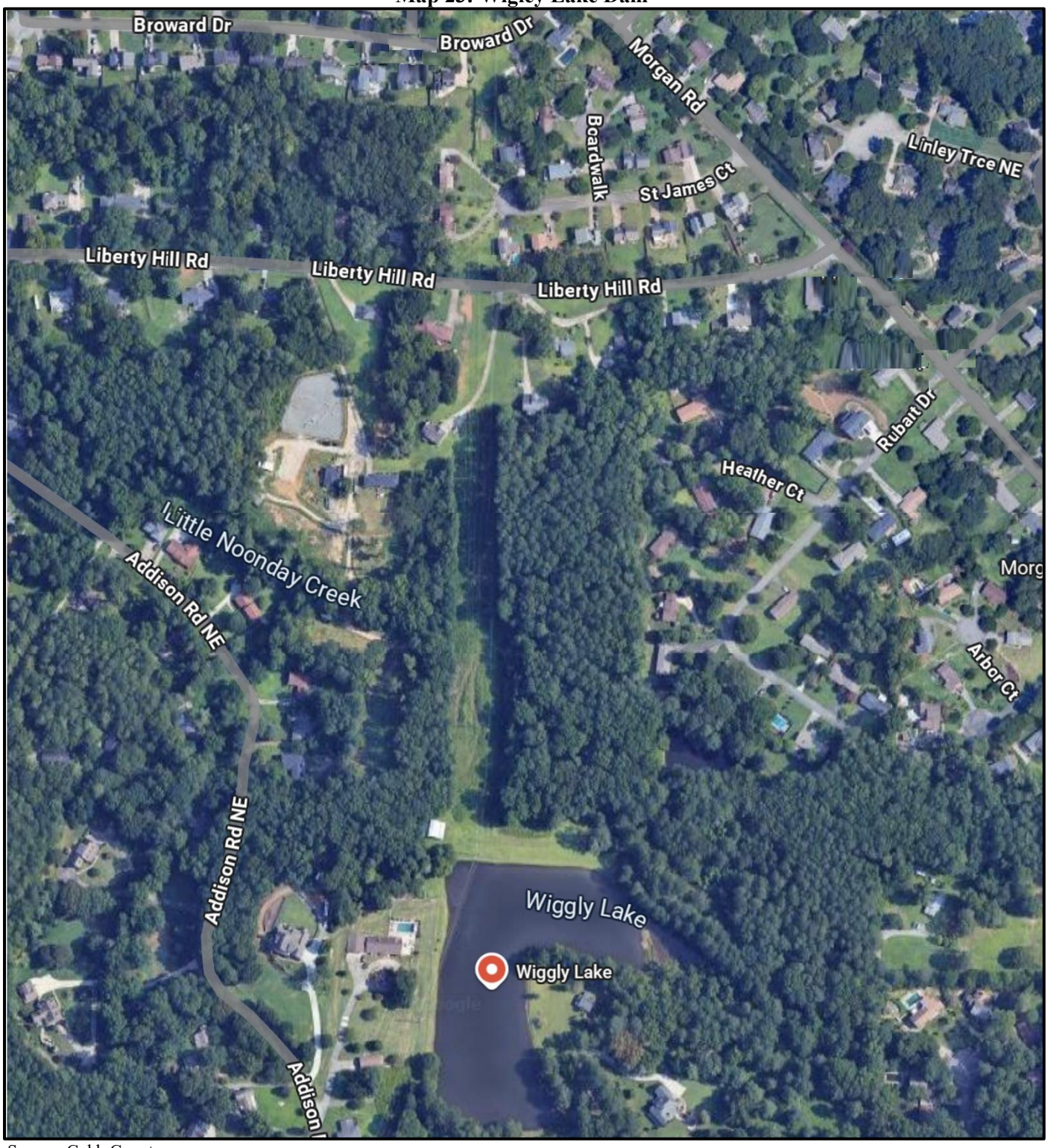
Source: Cobb County

Map 22: Kellner Lake Dam



Source: Cobb County

Map 23: Wigley Lake Dam



Source: Cobb County

Potential mitigation funding includes FEMA's HHPD grant program, administered in Georgia by the Environmental Protection Division, which can fund planning, design, and construction to bring eligible non-federal dams into compliance with state safety standards (or, where appropriate, removal). FEMA's HMGP can also support dam-risk reduction when activities meet HMA policy. Examples include updated breach/inundation studies, emergency action plan development, public warning and notification improvements, and certain structural or non-structural measures tied to life-safety benefits. For dams originally built under USDA authorities, the Natural Resources Conservation Service Watershed Rehabilitation Program (PL-566 rehab) may fund design and construction for qualified rehabilitation

projects. These sources can be sequenced with local match and, where available, state appropriations to accelerate life-safety benefits at HHPDs while aligning with Georgia dam safety requirements.

Effective HHPD planning depends on close coordination among dam owners, Georgia Safe Dams, public safety, transportation, and utility providers. Seasonal checks of contact lists, routine drills that practice notification and road closures, and post-event reviews after major storms, road projects, or downstream land-use changes help keep inundation overlays and exposure counts current. This section will be updated during annual plan maintenance to reflect inventory changes, new or revised EAPs, completed capital projects, and any reclassifications. If downstream development increases life-safety exposure for a non-HHPD dam, the county will evaluate reclassification and include that facility in the next update.

This LHMP incorporates the most current materials available from the Georgia Environmental Protection Division Safe Dams Program and dam owner EAPs (where available). Where information is missing or unavailable for an identified HHPD, it is noted. Cobb County coordinated with the Georgia Safe Dams Program, the Cobb County Water System, municipal public works and utilities, and private or HOA dam owners to confirm hazard classifications, EAP status, and available inundation mapping. Coordination included data requests, review meetings, and alignment on notification procedures and contact lists.

This plan documents several HHPD data gaps, including missing EAPs and incomplete downstream structure and population counts. To address these gaps, the county will request current EAPs and owner permission to use operational inundation products, commission or obtain updated breach and mapping studies where needed, digitize inundation polygons and intersect them with the latest parcel, building footprint, and critical facility layers to produce verified exposure counts, reconcile ownership and easement records, refresh notification trees and road closure lists, and schedule an annual data review tied to exercises and post-storm after-action updates. These steps are added as action items in the mitigation strategy.

Cobb County Category I HHPD Program Grant Eligible Dams Exposure Summary

The following table provides estimated exposure to HHPD failures utilizing available mapping. Please note that not all EAPs were available for review. Where EAPs were not available, identified dam owners were contacted, and should information come available it will be added to the plan.

Table 36: Category I Dam Failure Impact Analysis

Category I Dam	NID ID #	Jurisdiction	Estimated Structures	Estimated People	Roads and Infrastructure
Cochran Lake Dam	GA04406	Unincorporated East Cobb County	~90	~234	Cochran Lake Road, Stone Drive, Cochran Lake Drive, adjacent local residential streets off Cochran Lake Road. Overhead distribution along local streets, neighborhood stormwater culverts and small bridges; proximity to the Sweat Mountain Park
Jackson Creek Lake Dam	GA02297	Unincorporated East Cobb County	~80	~208	Timber Ridge Road, Jacksons Creek Drive, Jacksons Creek Bluff, Willoe Creek Point. Local distribution lines, HOA amenities (swim/tennis).
Kellner Lake	GA02405	Unincorporated Northwest Cobb County	~30	~76	Acworth Due West Road. Nearby local streets. Local overhead distribution
Wigley Lake Dam	GA04473	Unincorporated Cobb County, Marietta Fringe	~55	~143	Liberty Hill Road, Heather Court, Rubat Drive, and other neighborhood streets. Local and higher capacity overhead distribution lines.

Source: 2021 Cobb County LHMP, Aerial Photographs, U.S. Census Bureau
Note: Estimated people are based on 2.6 persons per household from the 2020 U.S. Census

Population

A dam failure event can have devastating and wide-ranging impacts on both people and communities. The severity of A dam failure event could have significant and wide-ranging impacts on the population of Cobb County, with severity influenced by the volume of water released, the location of downstream development, warning time, and the ability of affected populations to evacuate or take protective actions. Potential impacts may include displacement, disruption of essential services, economic hardship, and long-term recovery challenges for affected residents.

Sudden flooding associated with a dam failure could place residents at risk, particularly in areas with limited evacuation routes or where warning time is reduced. While no deaths or injuries have been reported from historical dam failure events within the county, the potential for life safety impacts remains a consideration, especially where population density is higher or where access to safe evacuation routes may be constrained.

Residents living downstream of a dam failure may experience temporary or long-term displacement due to damage to homes, loss of utilities, or unsafe conditions. Displacement may require short-term sheltering or longer-term housing assistance, depending on the extent of damage and the duration of service disruptions. Economic consequences may also occur as a result of property damage, loss of employment access, and interruptions to transportation, utilities, and commercial activity.

In addition to physical and economic impacts, dam failure events may result in psychological and emotional stress for affected individuals and communities. Disruption of daily routines, uncertainty regarding housing and employment, and prolonged recovery periods can contribute to anxiety and other long-term stress-related impacts.

As of this plan, a comprehensive analysis has not been conducted on the potential impacts of a dam failure event on the population of Cobb County, and completed Emergency Action Plans were not available for review.

Loss of community lifelines may further affect the population through economic impacts associated with service disruptions. As general context, the May 2023 FEMA Benefit-Cost Analysis Sustainment and Enhancements Standard Economic Value Methodology Report identifies per capita, per day loss values associated with the interruption of key services, as summarized in the following table. These values provide an overview of potential economic effects related to service outages rather than site-specific damage estimates.

Table 37: Economic Impacts of Loss of Service Per Capita Per Day (in 2022 dollars)

Category	Loss
Loss of Electrical Service	$199
Loss of Wastewater Services	$66
Loss of Water Services	$138
Loss of Communications/Information Technology Services	$141

Source: May 2023 FEMA Benefit-Cost Analysis Sustainment and Enhancements Standard Economic Value Methodology Report

Buildings and Structures

Any jurisdictional facility located within a mapped dam failure inundation zone could be immediately impacted by a dam failure event, potentially resulting in a complete cessation of operations at the affected location. The severity of impacts would depend on the extent of the failure and downstream conditions, but could include structural damage to buildings, damage or loss of critical equipment and systems, and disruption of essential operations.

Facilities located downstream may experience inundation sufficient to compromise structural integrity, damage foundations, and render buildings unsafe or unusable. Floodwaters and debris could damage electrical systems, mechanical equipment, communications infrastructure, and other critical assets, further extending operational downtime. Disruption of facilities providing essential services, including emergency response, utilities, and public services, could result in cascading impacts beyond the immediate inundation area.

Recovery from a dam failure event may be prolonged and resource intensive, requiring repair or reconstruction of damaged facilities, replacement of equipment, and restoration of services before normal operations can resume.

As of this plan, a comprehensive analysis of potential dam failure impacts on county owned or jurisdictional buildings has not been completed, and completed EAPs were not available for review.

Governmental Operations

Government operations may be immediately impacted by a dam failure event, particularly if government owned or operated facilities are located within an identified inundation area. The extent of these impacts would depend on the severity of the failure and downstream conditions, but could include increased demand on emergency response and management functions, disruptions to public health and safety services, and financial strain on local and state resources.

Jurisdictional emergency response agencies may be required to conduct evacuations, coordinate rescue operations, and manage disaster response activities to reduce risks to life and property. Public health agencies may be called upon to support sheltering operations, address injuries, and manage potential secondary health concerns associated with floodwaters or environmental contamination. In addition, a dam failure event could result in significant financial impacts related to emergency response costs, infrastructure repair, environmental remediation, and long term recovery efforts, requiring reallocation of public funds or external assistance.

As of this plan, a comprehensive analysis of potential dam failure impacts on county owned buildings and government operations has not been completed, and completed EAPs were not available for review.

Transportation Infrastructure

A dam failure event could result in significant impacts to transportation infrastructure within Cobb County, particularly for roads, bridges, and rail facilities located downstream of dams or within mapped inundation zones. Rapid flooding and high-velocity flows associated with a dam failure could cause erosion of road surfaces, undermine embankments, damage bridge foundations, and result in partial or complete loss of access along affected corridors.

Damage to transportation infrastructure could disrupt local and regional travel, impede emergency response activities, and restrict evacuation routes. Loss of key roadways or bridge crossings may isolate neighborhoods, delay response times, and limit access to critical facilities, including hospitals, emergency services, and public safety operations. Repairs to major transportation assets may require extended downtime, particularly where structural damage is severe or where detours and traffic control measures are required.

The cost to repair or reconstruct transportation infrastructure varies widely based on the type of facility and extent of damage. Roadway repairs may range from relatively minor resurfacing costs to major reconstruction expenses reaching several million dollars per mile for state highways or interstate facilities. Bridge repair or replacement costs may range from hundreds of thousands of dollars for minor repairs to tens of millions of dollars for major rehabilitation or emergency reconstruction. Factors influencing these costs include damage severity, traffic volumes, terrain, material costs, environmental permitting requirements, and regulatory compliance.

Bridges spanning rivers and major drainageways represent a particular vulnerability during a dam failure event. Increased hydraulic forces, debris impacts, and scour around foundations can compromise structural integrity, damage substructures, and result in long-term alignment or stability issues, even in cases where immediate collapse does not occur.

As of this plan, a comprehensive analysis has not been conducted on the potential impacts of a dam failure event on the transportation infrastructure of Cobb County, and completed Emergency Action Plans were not available for review.

Electrical Infrastructure

Electrical infrastructure within Cobb County may also be vulnerable to impacts resulting from a dam failure event. Flooding and erosion can damage power transmission lines, distribution systems, substations, and supporting structures, potentially resulting in localized or widespread power outages. Electrical facilities located within flood-prone areas are particularly susceptible to inundation, which can lead to equipment damage and prolonged service interruptions.

Disruptions to electrical service may have cascading effects on critical facilities, emergency response operations, water and wastewater systems, communications networks, and commercial activity. In some cases, power utilities may need

to implement emergency shutdowns of affected systems to protect equipment and ensure personnel safety, further extending service restoration timelines.

Repair and reconstruction costs for electrical infrastructure vary significantly depending on the type of facility, voltage level, and extent of damage. Minor repairs may involve relatively limited costs, while major repairs or emergency restoration of substations or high-capacity transmission lines can require millions of dollars and extended recovery periods. Factors influencing electrical infrastructure repair costs include terrain, permitting and land access requirements, environmental and regulatory considerations, material availability, and regional labor costs.

As of this plan, a comprehensive analysis has not been conducted on the potential impacts of a dam failure event on the electrical infrastructure of Cobb County, and completed EAPs were not available for review.

Water and Wastewater Utilities

Water and wastewater utilities within Cobb County may be vulnerable to impacts resulting from a dam failure event, particularly for treatment facilities, pumping stations, and distribution systems located downstream of dams or within mapped inundation zones. Rapid inundation, high-velocity flows, and debris impacts could damage treatment processes, electrical and mechanical systems, and conveyance infrastructure, potentially resulting in service disruptions or temporary loss of potable water and wastewater treatment capacity.

Damage to water and wastewater infrastructure could have immediate public health and environmental consequences, including reduced fire protection capability, service interruptions to residential and commercial customers, and the potential release of untreated or partially treated wastewater. Extended outages may complicate emergency response operations and hinder long-term recovery efforts.

As of this plan, a comprehensive analysis has not been conducted on the potential impacts of a dam failure event on the water and wastewater utilities of Cobb County, and completed EAPs were not available for review.

The cost to repair or reconstruct water and wastewater facilities varies widely depending on facility size, extent of damage, system complexity, labor costs, and material availability. Minor repairs at water treatment facilities, such as pump or valve replacement, may range from tens of thousands to hundreds of thousands of dollars. Moderate repairs involving filtration systems, tanks, or major components may require several hundred thousand to several million dollars. Major repairs, partial reconstruction, or system-wide upgrades can exceed ten million dollars, while full reconstruction of large treatment plants may require investments of tens of millions of dollars, depending on plant capacity and regulatory requirements.

Wastewater treatment facilities generally experience similar cost ranges, with minor repairs costing hundreds of thousands of dollars, moderate repairs ranging into several million dollars, and major repairs or reconstruction often requiring tens of millions of dollars. Distribution systems for both water and wastewater also represent a significant vulnerability, with repair costs ranging from tens of thousands of dollars per mile for minor water line repairs to several million dollars per mile for major reconstruction of large diameter or high-capacity pipelines in urbanized areas.

Factors influencing water and wastewater repair and reconstruction costs include the extent of structural damage, depth and duration of flooding, access constraints, urban density, traffic control requirements, environmental compliance, and regulatory permitting. Restoration timelines may be prolonged where specialized equipment or materials are required, or where facilities must meet updated design and treatment standards during reconstruction.

Medical and Emergency Response Facilities

Medical and emergency response facilities within Cobb County may be vulnerable to impacts resulting from a dam failure event, particularly if facilities are located within or accessed through identified inundation areas. Flooding, debris, and loss of access routes could disrupt operations at hospitals, emergency medical services stations, fire stations, law enforcement facilities, and emergency management offices, potentially limiting the ability to provide timely response and care.

Disruptions to medical and emergency response facilities could result from structural damage, damage to critical equipment and systems, loss of utilities, or restricted access due to flooded or damaged transportation routes. Even

temporary loss of functionality or delayed access could affect emergency response times, patient transport, and continuity of critical services during and following a dam failure event.

As of this plan, a comprehensive analysis has not been conducted on the potential impacts of a dam failure event on the medical and emergency response facilities of Cobb County, and completed EAPs were not available for review.

Educational Facilities

Educational facilities within Cobb County may be vulnerable to impacts resulting from a dam failure event, particularly where school buildings, support facilities, or access routes are located within identified inundation areas. Flooding, debris, and loss of access could disrupt school operations, delay or prevent student transportation, and require temporary closure of affected facilities.

Impacts to educational facilities may include damage to buildings, classrooms, and equipment, loss of utilities, and interruption of instructional services. Dam failure events occurring during school hours could require rapid protective actions, including sheltering or evacuation, which may be complicated by flooded roadways or limited access to safe routes.

As of this plan, a comprehensive analysis has not been conducted on the potential impacts of a dam failure event on the educational facilities of Cobb County, and completed EAPs were not available for review.

Communication Systems

Communications systems within Cobb County may be vulnerable to impacts resulting from a dam failure event, particularly where communications infrastructure is located within flood-prone or low-lying areas downstream of dams. As of this plan, no comprehensive mapping of communications systems was available for review to compare against known dam failure inundation areas. As a result, vulnerability is assessed at a general level based on system function and exposure rather than facility-specific location data.

Flooding associated with a dam failure event could damage communications infrastructure and disrupt system reliability and functionality. Potential impacts include physical damage to cell towers, antennas, transmission equipment, and supporting structures, as well as damage to power supplies and backup systems. Floodwaters may also compromise the structural stability of towers or buildings housing communications equipment, increasing the risk of partial or complete service interruptions.

Communications systems are also highly dependent on electrical power, and flooding-related power outages could further disrupt landline, internet, cellular, and data services. Loss of communications during or following a dam failure event could impair emergency response coordination, public warning capabilities, and information sharing among government agencies, utilities, and the public.

The cost to repair or restore communications systems varies widely depending on the extent of damage, system size, and technologies involved. Repair efforts may include replacement of damaged equipment, restoration of power and connectivity, labor costs, and system testing before full functionality is restored. Cost ranges for communications system components, including infrastructure, fixed station equipment, user devices, accessories, and software systems, vary based on complexity, durability, and expected service life, as summarized in the following table:

Table 38: Summary of Communication System Component Costs

Components	Examples	Cost	Expected Lifespan
Infrastructure	Towers, shelters, commercial and backup power equipment,	$$$–$$$$$	20–25 years
Fixed Station Equipment	Antennas, repeaters, towers on wheels, consoles, mobile stations, servers, computers, physical and electronic security elements (e.g., fencing, cameras, monitors, environmental conditions)	$$-$$$	3-15 years
Devices	Handheld portable radios, cellular phones, satellite phones, mobile data devices	$-$$	2-10 years

Table 38: Summary of Communication System Component Costs

Components	Examples	Cost	Expected Lifespan
Accessories	Holsters, chargers, speakers, lapel microphone extensions, Bluetooth, vehicle kits, air cards, intercoms	$	2-10 years
Features	Encryption to protect against security risks, ruggedization to ensure reliant services, Over-the-Air-Programming, automatic roaming	$-$$$	-
Software and Data Storage	Global information system, emergency notifications, monitoring, call answering, database access, Automatic Vehicle Locator	$-$$	-

Source: U.S. Department of Homeland Security Cybersecurity and Infrastructure Security Agency

As of this plan, the absence of detailed system mapping and completed EAPs limits the ability to quantify site-specific impacts or estimate system-level restoration timelines. Accordingly, this assessment focuses on general vulnerability considerations and representative cost ranges rather than structure-specific damage estimates.

Environmental and Agricultural Impacts

The environmental and agricultural impacts of a dam failure event depend on the location, timing, and severity of the failure. Flooding and debris associated with a dam failure can damage natural habitats, disturb wildlife populations, and alter ecological conditions downstream. Rapid inundation and sediment movement may result in habitat loss, displacement or mortality of wildlife, and degradation of riparian and aquatic ecosystems.

Dam failure events may also mobilize pollutants, hazardous materials, or accumulated sediments, potentially degrading water quality and affecting downstream ecosystems and agricultural lands. Sudden changes in water levels, flow velocity, and water temperature can be harmful to temperature-sensitive aquatic species and may disrupt spawning, feeding, and migration patterns.

In addition, dam failures can interfere with natural ecological processes, including sediment transport, nutrient cycling, and established flow regimes. Disruption of these processes may have cascading effects on ecosystem stability and recovery. Agricultural lands located downstream may experience soil erosion, crop damage, contamination, or loss of productive capacity, particularly where floodwaters deposit debris or sediments or where access to irrigation or drainage systems is disrupted.

Jurisdictional Concerns

As of this plan there is a deficit of community specific data to help quantify both vulnerability and historic impact. However, over the life of this plan the MPC will work to quantify the local level impacts of hazard occurrences to citizens, vulnerable populations, structures, and infrastructure to better inform both this living LHMP and future planning efforts. The following initial vulnerabilities and potential impacts have been identified on a county level:

- **Cobb County (unincorporated).** Large unincorporated areas include downstream reaches of multiple impoundments and creeks. Scattered subdivisions, mobile home communities, schools, and critical facilities occur near stream valleys, and several county roads and utility crossings sit low in floodplains.
- **Acworth.** Proximity to local impoundments increases population exposure near shorelines and low-lying outlets.
- **Austell.** Low-lying downtown and industrial areas along creek valleys can receive routed flows from upstream Category I dams.
- **Kennesaw.** Rolling topography and dense residential areas near small impoundments and creek crossings can compress warning time.
- **Mableton.** Growth near creek valleys and the Chattahoochee corridor increases consequences for mixed residential and commercial areas, as well as key bridges and utilities.
- **Marietta.** Urban density, multiple stream crossings, and critical services (public safety, healthcare, water/wastewater) elevate consequences where inundation overlaps essential facilities or major roads.

- **Powder Springs.** Targeted segments along creek valleys include residential blocks, schools, and local collectors near small reservoirs or downstream of Category I dams, with potentially short warning times.
- **Smyrna.** Creek corridors and major transportation links carry high traffic volumes with limited alternate routes, complicating evacuation.

Cascading Impacts

Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with dam failure may include:

- Flooding
- Environmental degradation
- Damage to agricultural lands

Consequence Analysis

This consequence analysis lists the potential impacts of a hazard on various elements of community and state infrastructure. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 39: Dam Failure Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Heavy flooding can cause power loss, property damage, injury, and death, and the displacement of populations. Standing water can also pose a public health risk due to the reproduction of disease vectors such as mosquitos.
Impact on Responders	Heavy flooding may cause inaccessibility of roadways for first responders as well as damage of materials and resources. First responders will also have to facilitate evacuation measures to move people from the flooded area.
Continuity of Operations	Local jurisdictions maintain continuity plans which can be enacted as necessary based on the situation. Flooding caused by dam failure may create power outages, debris damage, and road closures.
Delivery of Services	Delivery of services may be disrupted due to flood-damaged bridges and roadways. The ability to deliver food, drinking water, and services will be heavily disrupted. Flooding may also interrupt communications and transportation due to power failure and accessibility changes.
Property, Facilities, and Infrastructure	Flooding from failures impact roads and bridges, businesses, hospitals, and other critical entities. Water and sewer systems may also be damaged. Homes and businesses may be completely destroyed if situated close to the failure point.
Impact on Environment	Flooding and moving debris can affect natural areas and wildlife, spreading pollution and hazardous materials. Ecosystems and natural habitats may be completely destroyed, causing migration or death of wildlife.
Economic Conditions	There is a fiscal impact on the government after a failure due to disruption of travel and commerce routes and employee's ability to travel to work. Recourses at all levels are utilized, impacting the ability to access resources long-term.
Public Confidence in Governance	Direct, immediate, and effective actions must be taken in order to maintain public confidence. Response activities must include all levels of government.

5.8.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and

critical infrastructure may be exposed to dam failure hazards, increasing the potential for life safety impacts, rapid-onset flooding, and disruption of essential services. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase dam failure consequences by placing more structures, businesses, and community lifelines within downstream flood-prone corridors associated with impoundments, reservoirs, and regulated waterways. Increased development in valley bottoms and along stream corridors can expand the number of people and assets located within potential inundation areas, and can complicate evacuation and emergency response, particularly for scenarios with limited warning time.

Socioeconomic conditions further influence dam failure vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges receiving and acting on warnings, evacuating quickly, accessing transportation, and recovering after damage. Where these populations are concentrated in downstream areas, additional targeted outreach, accessible warning and messaging, and evacuation planning may be needed to reduce risk.

Housing characteristics and siting are also important considerations for dam failure vulnerability. As housing units increase across the county, the total number of structures potentially exposed to rapid flooding and high-velocity flows increases where development occurs downstream of dams or within mapped inundation areas. Building vulnerability can vary based on finished-floor elevation, foundation type, and the protection of utilities and mechanical systems. Multi-family housing and dense neighborhoods can increase the number of residents affected by a single event and can increase evacuation complexity if access routes are limited or if flooding impacts bridges and key road crossings.

Critical infrastructure investment and redevelopment further influence dam failure risk. Transportation corridors, bridges and culverts, water and wastewater facilities, power distribution systems, and communications infrastructure are essential to response and recovery and may be located within downstream corridors. Dam failure flooding can damage roadways and bridges, impair evacuation routes, disrupt water and wastewater operations, and cause extended outages that affect large service areas. As population, housing, and infrastructure density increase, the cascading impacts of transportation disruption and service outages may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and concentration of community lifelines along stream corridors are key drivers of dam failure exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including coordination with dam owners and state regulators, inundation mapping and public awareness, warning and communication procedures, evacuation and shelter planning, protection of critical facilities, resilient design of bridges and utilities in downstream corridors, and targeted outreach to vulnerable and underserved populations.

5.8.8 Jurisdictional Risk and Vulnerability

The following table presents examples of potential actions that can be instituted for mitigating the dam failure hazard.

Table 40: Potential Dam Failure Mitigation Actions

Category	Example Action
Planning and Regulation	Inform the public about dam inundation areas and associated flood risks using maps and outreach materials.
	Require watershed and downstream impact analyses for proposed dams, reservoirs, or major modifications.
	Incorporate dam failure and inundation areas into comprehensive plans, capital planning, and land use decisions.
	Establish and maintain green infrastructure programs that link parks, floodplains, and greenways to reduce downstream flood impacts.
	Coordinate flood warning, emergency response, and evacuation planning for areas within identified dam inundation zones.

Table 40: Potential Dam Failure Mitigation Actions

Category	Example Action
Infrastructure	Implement routine inspection, maintenance, and enforcement programs to ensure continued structural integrity of dams.
	Support dam rehabilitation, spillway upgrades, or capacity improvements where deficiencies are identified.
	Routinely remove debris from bridges, culverts, and conveyance structures located downstream of dams.
	Remove obsolete or high-risk dams and restore affected waterways to natural conditions, where feasible.
Natural Systems Protection	Develop open space acquisition, reuse, and preservation plans that prioritize dam inundation and downstream hazard areas.
	Preserve floodplain storage capacity by limiting or prohibiting fill within flood-prone areas.
	Use conservation easements or development rights acquisition to prevent future development in high-risk inundation zones.
Education and Outreach	Educate residents about securing propane tanks, vehicles, yard equipment, and other objects that could become debris during a dam failure event.
	Conduct outreach to inform residents of risks to life, health, and safety associated with dam failure flooding.
	Provide public access to GIS-based dam hazard and inundation mapping for residents, planners, and design professionals.

5.9 Drought



5.9.1 Hazard Description

Drought is defined as an abnormally dry period lasting months or years when an area has a deficiency of water and precipitation in its surface and/or underground water supply. It is, however, a normal, seasonal, and recurrent feature of climate that occurs in virtually all climate zones, typically in late spring through early fall. The duration of drought varies widely. There are cases when drought develops relatively quickly and lasts a very short period of time, exacerbated by extreme heat and/or wind, and there are other cases when drought spans multiple years or even decades. The hydrological imbalance can be grouped into the following non-exclusive categories:

- **Agricultural:** When the amount of moisture in the soil no longer meets the needs of previously grown crops.
- **Hydrological:** When surface and subsurface water levels are significantly below their normal levels.
- **Meteorological:** When there is a significant departure from the normal levels of precipitation.
- **Socio-Economic:** When the water deficiency begins to significantly affect the population.

When below average, little or no rain falls, soil can dry out, and plants can die. If unusually dry weather persists and water supply problems develop, the period is defined as a drought. Human activity such as over-farming, excessive irrigation, deforestation, and poor erosion controls can exacerbate a drought's effects. It can take weeks or months before the effects of below average precipitation on bodies of water are observed. Depending upon the region, droughts can happen more quickly, and be noticed sooner, or have their effects naturally mitigated. The more humid and wet an area is, the faster the effects will be realized. A naturally dry region, which typically relies more on subsurface water, will take more time to actualize its effects.

Periods of drought can have significant environmental, agricultural, health, economic, and social consequences. The effects vary depending upon vulnerability and regional characteristics. Droughts can also reduce water quality through a decreased ability for natural rivers and streams to dilute pollutants and increase contamination. The most common effects are diminished crop yield, increased erosion, dust storms, ecosystem damage, reduced electricity production due to reduced flow through hydroelectric dams, shortage of water for industrial production, and increased risk of wildland fires.

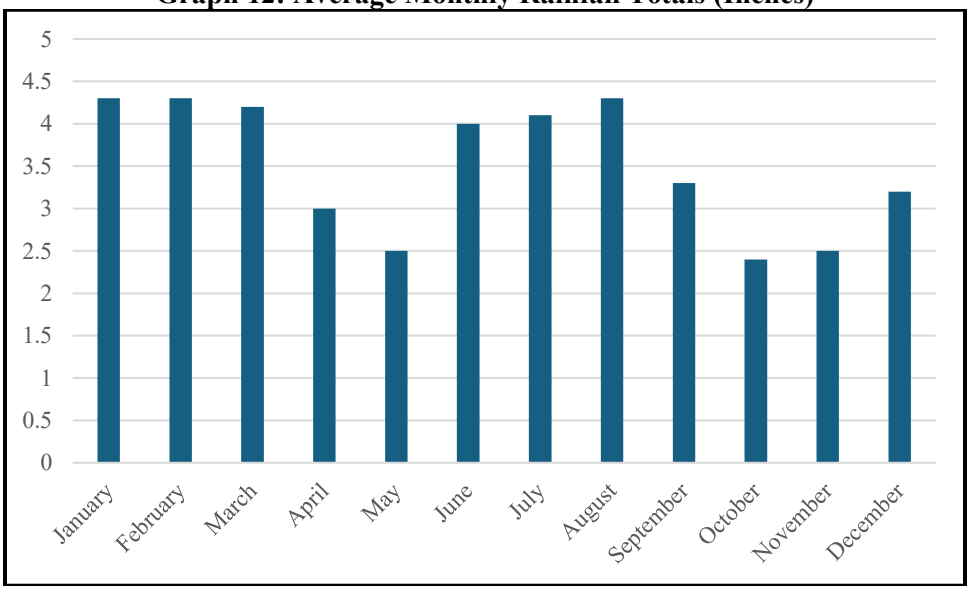
5.9.2 Location and Extent

All of Cobb County, including all participating jurisdictions, is susceptible to drought conditions. However, the specific susceptibility to drought depends on various factors, including climate patterns, land use practices, and water management strategies.

Cobb County experiences a humid subtropical climate characterized by hot, humid summers and mild to cool winters. The county receives an average annual rainfall of approximately 53 inches, which is notably higher than the U.S. average of 38 inches. Rainfall is relatively well distributed throughout the year, with the wettest months typically occurring in the summer.

Precipitation data is collected by the NWS. The following graph indicates annual precipitation averages for Cobb County:

Graph 12: Average Monthly Rainfall Totals (Inches)



Source: NWS

Water use in Cobb County is predominantly urban/suburban and served by public systems, with a smaller share of homes in unincorporated areas on private wells and onsite septic. Retail service is provided by the Cobb County Water System, which purchases treated drinking water wholesale from the Cobb County–Marietta Water Authority. A subset of parcels, especially outside sewered corridors, remain on septic. County guidance distinguishes these onsite systems from the sanitary sewer network.

Cobb County–Marietta Water Authority relies on two surface-water sources and two large treatment plants, the James E. Quarles Water Treatment Plant in Marietta treats Chattahoochee River water (permitted capacity about 87 MGD), and the Hugh A. Wyckoff Water Treatment Plant in Acworth treats Allatoona Lake water (about 86 MGD). Together, the system's permitted production is roughly 173 MGD, supplying Cobb and several neighboring jurisdictions. Recent upgrades (e.g., Quarles Plant 1 replacement) have modernized capacity and reliability.

Agricultural demand within Cobb is limited. The county's water profile is dominated by domestic, commercial, institutional, and light industrial use typical of a metro Atlanta county. During dry periods, private wells and shallow groundwater users can experience stress, while public systems manage supply through conservation and operational adjustments.

Drought management follows state and local conservation rules. Cobb implements Georgia's year-round outdoor water-use schedule under the Water Stewardship Act, and coordinates any additional drought responses with state declarations.

Droughts are regularly monitored by multiple federal agencies using a number of different indices. One of the best indicators of historic drought periods is provided by the U.S. Drought Monitor. The U.S. Drought Monitor provides a summary of drought conditions across the United States, including Cobb County. Often described as a blend of art and science, the map is updated weekly by combining a variety of data-based drought indices and indicators, along with local expert input, into a single composite drought indicator. The following table details the U.S. Drought Monitor categories:

Table 41: U.S. Drought Monitor Categories

Rating	Described Condition	Possible Impacts
None	No drought conditions	None
D0	Abnormally Dry	Short-term dryness slowing planting, growth of crops Some lingering water deficits Pastures or crops not fully recovered
D1	Moderate Drought	Some damage to crops, pastures

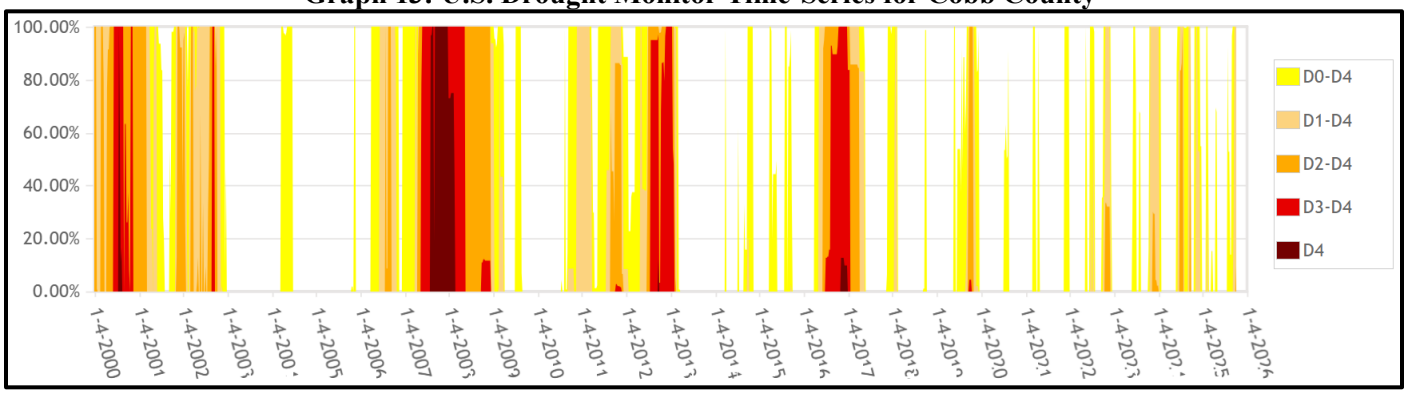
Table 41: U.S. Drought Monitor Categories

Rating	Described Condition	Possible Impacts
		Some water shortages developing Voluntary water-use restrictions requested
D2	Severe Drought	Crop or pasture loss likely Water shortages are common Water restrictions imposed
D3	Extreme Drought	Major crop/pasture losses Widespread water shortages or restrictions
D4	Exceptional Drought	Exceptional and widespread crop/pasture losses Shortages of water creating water emergencies

Source: U.S. Drought Monitor

The U.S. Drought Monitor time-series for Cobb County shows periodic dry spells with occasional multi-month droughts. Most events reach D1–D2 (Moderate–Severe), with less frequent peaks to D3–D4 (Extreme–Exceptional).

Graph 13: U.S. Drought Monitor Time-Series for Cobb County



Source: U.S. Drought Monitor

Current drought conditions, which change weekly, may be found on the U.S. Drought Monitor website.

Drought is a recurring planning concern in Cobb County. The public water supply depends largely on surface water from the Chattahoochee River and Allatoona Lake, so prolonged dry periods can stress supplies even though treatment capacity and redundancy are strong. The county and cities follow Georgia's conservation rules (e.g., outdoor watering schedules) and may escalate restrictions during declared droughts. Pockets of homes on private wells and onsite septic are more vulnerable to lowered groundwater levels and reduced well yields during extended dryness.

The planning team views drought not only as a countywide hazard, but also as a regional concern that affects Cobb County and its participating jurisdictions in similar ways. Discussions with local officials and a review of available data indicate that drought presents a consistent concern across all jurisdictions, with generally comparable vulnerabilities and planning considerations.

For Cobb County and the cities of Acworth, Austell, Kennesaw, Mableton, Marietta, Powder Springs, and Smyrna, drought-related planning priorities include coordination with regional water providers regarding drought stages and public messaging, enforcement of outdoor watering schedules and conservation measures, identification of neighborhoods that rely on private wells or septic systems, and preparation for secondary impacts. These secondary impacts may include increased wildfire potential in greenways and rights-of-way, elevated heat-related health risks, and reduced streamflow that can affect water quality.

Overall, drought conditions in Cobb County are typically manageable through existing water supply systems and regulatory measures. However, drought remains a planning consideration that warrants continued monitoring of state drought conditions, consistent public communication, and targeted preparedness efforts for vulnerable populations and areas.

5.9.3 Previous Occurrences

Drought events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. To date, Cobb County has not experienced any Presidential Disaster Declarations related to drought events.

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. The following table summarizes Emergency Declarations related to drought affecting Cobb County:

Table 42: Cobb County Drought Emergency Declarations

Designation	Declaration Date	Incident Type	Public Assistance
EM-3044-GA	07/20/1977	Drought	-

Source: FEMA
-: Not reported

In Georgia, the Governor has the authority to declare a state of emergency or disaster under applicable state statutes. Cobb County has experienced no state declarations of emergency related to drought.

While extensive drought data exists, quantifying localized impacts and forecasting duration and severity remains challenging. Due to the complexity of drought monitoring and the large areas droughts impact, agencies have difficulty quantifying and standardizing drought data.

One of the best indicators of historic drought periods is provided by the U.S. Drought Monitor, which lists weekly drought conditions for the Cobb County. Historical data was gathered from the U.S. Drought Monitor weekly reports for the 20-year period between 2005 and 2025 (year to date). This data was compiled and aggregated to provide a yearly estimate of the percentage of Cobb County in each Drought Monitor category.

Table 43: Percentage Area in U.S. Drought Monitor Category, 2005 - 2025

Year	None	D0-D4	D1-D4	D2-D4	D3-D4	D4
2025	82.9%	17.1%	1.3%	0.0%	0.0%	0.0%
2024	45.4%	54.6%	28.8%	8.6%	0.0%	0.0%
2023	70.0%	30.0%	17.3%	1.9%	0.0%	0.0%
2022	65.9%	34.1%	16.3%	3.8%	0.0%	0.0%
2021	79.0%	21.0%	0.0%	0.0%	0.0%	0.0%
2020	93.0%	7.0%	0.0%	0.0%	0.0%	0.0%
2019	55.4%	44.6%	17.6%	10.6%	0.3%	0.0%
2018	82.7%	17.3%	5.2%	0.0%	0.0%	0.0%
2017	50.2%	49.8%	36.5%	23.8%	4.8%	0.0%
2016	25.0%	75.0%	65.4%	55.5%	38.5%	1.8%
2015	76.1%	23.9%	0.1%	0.0%	0.0%	0.0%
2014	81.9%	18.1%	0.8%	0.0%	0.0%	0.0%
2013	81.1%	18.9%	15.1%	10.5%	7.6%	0.0%
2012	11.1%	88.9%	60.7%	50.6%	37.7%	0.2%
2011	11.5%	88.5%	55.9%	18.%0	0.3%	0.0%
2010	66.9%	33.1%	12.7%	0.0%	0.0%	0.0%
2009	62.0%	38.0%	7.1%	0.0%	0.0%	0.0%
2008	0.0%	100.0%	99.6%	94.3%	40.2%	10.6%
2007	0.0%	100.0%	73.7%	69.0%	61.1%	38.7%
2006	32.7%	67.3%	38.3%	10.0%	0.0%	0.0%
2005	96.1%	3.9%	0.0%	0.0%	0.05	0.0%

Source: U.S. Drought Monitor

The Secretary of Agriculture is authorized to designate counties as disaster areas to make emergency loans available to producers suffering losses in those counties and in counties that are contiguous to a designated county. USDA Secretarial disaster designations must be requested of the Secretary of Agriculture by a governor or the governor's authorized representative, and there is an expedited process for drought. The following table represents the total number of Secretarial Disaster Declarations, by county, for the 10-year period of 2017 to 2024 for Cobb County:

Table 44: Secretarial Drought Disaster Declarations, 2017 -2024

Jurisdiction	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Cobb County	-	-	-	-	-	S4548		S4147	S3990, S3994, S3998	-

Source: USDA Farm Service Agency
Note: - designates no declarations

5.9.4 Probability of Future Events

Historically, drought has affected Cobb County and all participating jurisdictions on a reoccurring basis. In reviewing historical data from the U.S. Drought Monitor weekly reports for Cobb County from 2005 through 2025 a weekly average can be created indicating the percentage time in each Drought Monitor category. This average can be used to extrapolate the potential likelihood of future drought conditions.

Table 45: Estimated Weekly Probability of Cobb County Being in U.S. Drought Monitor Category

None	D0-D4	D1-D4	D2-D4	D3-D4	D4
54.3%	45.7%	27.5%	17.8%	9.5%	2.6%

Data: U.S. Drought Monitor

Cobb County and all participating jurisdictions can experience rapid droughts, with a sudden onset of intense dry periods following a period of normal precipitation. While these conditions may last only a few months, they can result in agricultural losses, water supplies shortages, and low stream and river volume.

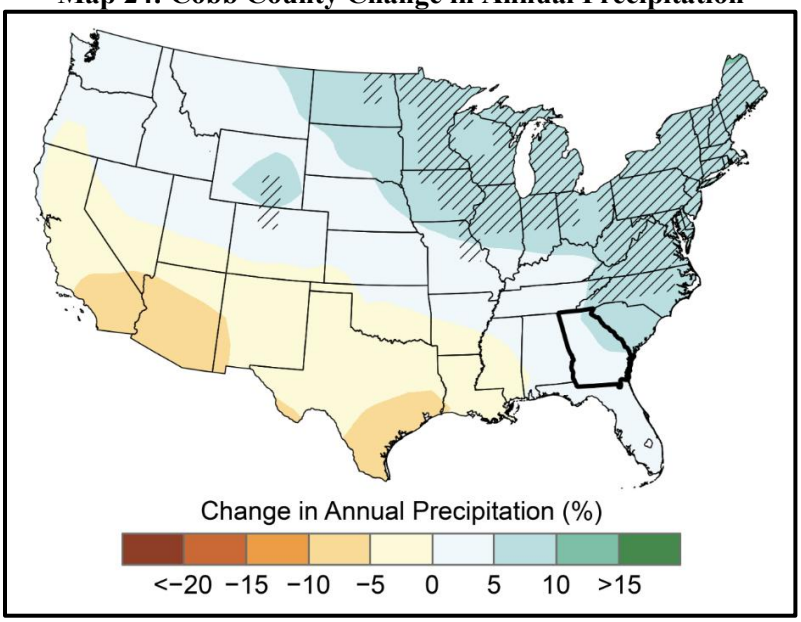
While predicting drought provides many challenges, NOAA's National Integrated Drought Information System provides the Drought Early Warning System to improve drought early warning capacity. The system is a network of regional and national partners that share information and coordinate actions to help communities in the region cope with drought. Developing and implementing the system allows Georgia and Cobb County to quickly respond to emerging drought conditions. Through developing regional systems, the National Integrated Drought Information System is building the foundation for a nationwide system to improve drought forecasting.

5.9.5 Projected Changes in Hazard Location, Intensity, Frequency, and Duration

Drought is a complex hazard to characterize due to its multi-dimensional nature and the wide range of temporal and spatial scales over which it develops. Drought is commonly described in meteorological, agricultural, hydrological, and ecological terms, and these conditions do not always occur simultaneously or uniformly across a region. This complexity makes it difficult to precisely quantify recent changes or project future drought conditions at the local level. As a result, drought assessments rely on a combination of historical observations, climate modeling, and scientific evaluations of precipitation patterns, temperature trends, soil moisture conditions, surface water availability, and groundwater resources.

As shown in the following map, observed changes in annual precipitation across Georgia, including Cobb County, are generally characterized by modest increases in average annual precipitation. However, this long-term pattern masks substantial year-to-year and seasonal variability. Even in regions that exhibit increases in average precipitation, drought conditions can still occur when rainfall deficits persist over multiple months or when elevated temperatures increase evapotranspiration and reduce effective moisture availability.

Map 24: Cobb County Change in Annual Precipitation



Source: NOAA

Historical climate records for Cobb County and the broader southeastern United States indicate alternating periods of wetter and drier conditions rather than a consistent long-term trend toward either sustained wetness or dryness. Drought impacts in the region are most pronounced when extended rainfall deficits coincide with above-average temperatures, which reduce soil moisture, stress vegetation, and increase demand on water supply systems.

Climate projections summarized in NOAA State Climate Summary products for Georgia suggest that overall precipitation changes are expected to remain relatively modest compared to historical variability. While annual precipitation totals may increase slightly over time, this does not eliminate the potential for seasonal or short-term drought conditions. For Cobb County, the precipitation patterns shown in the map support the need for continued drought monitoring, coordination with regional water providers, and preparedness planning focused on variability and seasonal extremes rather than long-term averages alone.

5.9.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI's relative scale while providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 46: Participating Jurisdiction Drought Risk Summary

	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Drought Risk Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating

Source: FEMA NRI

Table 47: Participating Jurisdiction Drought EAL Summary

	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Drought EAL Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating

Source: FEMA NRI

A "No Rating" designation indicates that a hazard was identified, but there was not enough consistent, nationwide data available to calculate a reliable risk score or EAL. This typically occurs when key inputs such as exposure, loss estimates, or vulnerability data are incomplete, unavailable, or not standardized across jurisdictions. A "No Rating" should not be interpreted as an absence of risk, rather it reflects a data limitation within the NRI methodology and highlights an area where additional local analysis may be needed to better understand and quantify potential impacts.

Population

Drought is rarely a direct cause of death, though associated conditions such as extreme heat, dust, and prolonged stress can contribute to increased health risks. Of greater concern is the potential strain drought can place on public water supply systems through depletion of raw water sources and increased customer demand. Even when raw water supplies remain available, limitations in treatment capacity or distribution system performance may affect service delivery during prolonged drought conditions.

Water supply planning is a key factor in minimizing drought impacts on the population. Public water suppliers in Cobb County should continue to identify system vulnerabilities and pursue infrastructure improvements, conservation strategies, and regional partnerships to reduce the likelihood of service interruptions during drought periods.

Loss of community lifelines can also have direct economic impacts on residents. As an overview, the May 2023 FEMA Benefit-Cost Analysis Sustainment and Enhancements Standard Economic Value Methodology Report indicates the following loss values for community lifelines:

Table 48: Economic Impacts of Loss of Service Per Capita Per Day (in 2022 dollars)

Category	Loss
Loss of Wastewater Services	$66
Loss of Water Services	$138

Source: May 2023 FEMA Benefit-Cost Analysis Sustainment and Enhancements Standard Economic Value Methodology Report

Vulnerable populations, including children, older adults, and individuals below the poverty level, may face increased risk during drought conditions. Pre-existing health conditions can heighten susceptibility to heat-related illness and dehydration, while individuals on fixed or limited incomes may have fewer resources to manage increased costs associated with water, food, and energy. Additional information on potentially vulnerable populations is provided in Section 3.4, Socially Vulnerable and At-Risk Populations.

Buildings and Structures

In general, buildings are not directly vulnerable to losses as a result of drought. However, there is a potential that building occupants could be impacted by power failures caused by either increased utility demand or damaged power delivery infrastructure. In addition, drinking water infrastructure may be specifically vulnerable to the impacts of drought. Any decrease in groundwater supplies would stress this infrastructure and may cause shortages or rationing.

Governmental Operations

Governmental operations and facilities will likely experience minimal impacts from drought conditions, unless there are substantial power, communications, or water outages. However, reduced water availability would likely have an immediate impact on firefighting efforts in urban and suburban areas as fire suppression equipment requires a minimum level of water pressure to activate.

Transportation Infrastructure

Drought conditions can affect transportation infrastructure through prolonged soil drying and shrinkage, which may contribute to cracking, shifting, and subsidence of roadways, roadbeds, and runways. These conditions can lead to uneven pavement surfaces, potholes, and increased maintenance needs for local roads, state highways, and airport facilities.

Extended dry conditions may also affect rail infrastructure, as ground movement beneath tracks can cause misalignment or instability, requiring inspection, speed restrictions, or repairs. While drought-related transportation impacts typically develop gradually rather than suddenly, cumulative damage over time can reduce roadway serviceability and increase long-term maintenance costs.

Electrical Infrastructure
Drought conditions can affect electrical infrastructure through a combination of reduced water availability, increased wildfire risk, and elevated temperatures. Water-cooled power generation facilities may experience cooling water limitations during prolonged drought, potentially reducing generation efficiency or capacity. Extended dry periods can also increase the likelihood of wildfires, which pose a risk to transmission lines, substations, and other electrical infrastructure.

Droughts often coincide with periods of extreme heat, which can reduce electrical system performance as transmission lines expand and sag, increasing the risk of contact with vegetation or other structures. To reduce wildfire ignition risk during dry and windy conditions, utilities may implement preemptive power shutoffs, which can result in service disruptions affecting residents, businesses, and critical facilities.

Water and Wastewater Utilities
Water utilities are particularly vulnerable to drought due to direct impacts on water availability and supply reliability. Reduced reservoir levels, declining groundwater supplies, and increased demand during drought conditions can strain system capacity. Lower water levels may also affect water quality by increasing concentrations of sediments, minerals, and contaminants, resulting in higher treatment costs.

Drought conditions can also affect water distribution infrastructure, as reduced flows may expose pipelines to corrosion and increase maintenance needs. Water use restrictions and conservation measures are commonly implemented to manage limited supplies during drought periods.

Public water suppliers may face challenges even when raw water supplies remain available, as treatment and distribution capacity constraints can limit service delivery. Continued planning, infrastructure investment, and conservation planning remain key strategies for minimizing drought impacts.

Residents served by private wells may face increased vulnerability during drought conditions. Lowering of groundwater tables, reduced recharge, increased competition for groundwater use, and changes in water quality can affect private well performance. If deeper wells are required, drilling costs may range from approximately $15 to $45 per foot, depending on site-specific conditions.

Wastewater treatment facilities may also be affected by drought through reduced biological treatment efficiency, soil shrinkage that can damage underground pipes, and changes in groundwater levels that affect infiltration and corrosion.

Medical and Emergency Response Facilities
Medical and emergency response facilities are generally not directly vulnerable to drought-related physical damage. However, operations could be affected by significant power, communications, or water outages. Reliable water supply and utility service remain essential to maintaining emergency response and healthcare functions during extended drought conditions.

Educational Facilities
Educational facilities are not typically directly affected by drought conditions. Operational impacts are generally limited unless drought contributes to substantial power, communications, or water service disruptions that affect building functionality or daily operations.

Communication Systems
Communications systems are generally resilient to drought-related impacts and are not directly vulnerable under typical conditions. However, drought-related power outages could disrupt communications services.

Environmental and Agricultural Impacts
Drought conditions can cause significant agricultural impacts. In addition to obvious losses in yields in both crop and livestock production, drought is associated with increases in insect infestations, plant disease, and wind erosion. Droughts also bring increased problems with insects and disease to forests and reduce growth. The incidence of wildfires increases substantially during extended droughts, which in turn places both human and wildlife populations at higher levels of risk.

Mapping from the United States Department of Agriculture details no reported total county-wide agricultural losses due to drought conditions for the period 1989 through 2023.

Although environmental losses are difficult to quantify, increasing public awareness and concern for environmental quality has forced public officials to focus greater attention and resources on these effects. Environmental losses are the result of damage to plant and animal species, wildlife habitat, and air and water quality, wildfires, degradation of landscape quality, loss of biodiversity, and soil erosion. Some of the effects are short-term and conditions quickly return to normal following the end of the drought. Other environmental effects linger for some time or may even become permanent. Wildlife habitat, for example, may be degraded through the loss of wetlands, lakes, and vegetation. However, many species will eventually recover from it if it is a temporary aberration. However, the degradation of landscape quality, with increased soil erosion, may lead to a more permanent loss of biological productivity of the landscape.

Jurisdictional Concerns
As of this plan, community-specific data to quantify drought vulnerability and historic impacts is limited. Over the plan's life, the MPC will track local drought effects on residents, including vulnerable populations, buildings, critical facilities, parks and athletics, and infrastructure such as water, sewer, power, and transportation, to refine this LHMP and inform future updates.

- **Cobb County (unincorporated):** Pockets of homes on private wells and onsite septic are more sensitive to prolonged dryness, including reduced well yields and septic performance. Large parks and greenways and roadside vegetation face higher wildfire and ignition risk, and county streetscapes and athletic fields require conservation measures during restrictions.
- **Acworth:** City parks, lakefront recreation, and landscaped corridors see early irrigation cutbacks, and small businesses such as landscaping and car washes are affected by watering limits. Coordinate messaging with regional providers and emphasize cooling access during concurrent heat.
- **Austell:** Industrial and commercial users along corridors should prepare for conservation targets and potential process adjustments, and low flow in small streams can stress water quality in outfalls and detention facilities.
- **Kennesaw:** Universities, schools, sports complexes, and HOA-maintained landscapes face irrigation curbs, and outreach to renters and student housing on indoor heat and hydration during drought and heat episodes is needed.
- **Mableton:** Mixed residential and multifamily areas with limited tree canopy experience greater heat burden during drought, so prioritize shade, cooling access, and enforcement of outdoor watering schedules.
- **Marietta:** Higher density and critical facilities such as public safety and healthcare increase sensitivity to heat and drought power-demand peaks, so coordinate cooling centers, generator readiness, and conservation communication.
- **Powder Springs:** Neighborhoods near greenways and open space require heightened wildfire prevention and vegetation management, and school athletics need work–rest–hydration protocols during drought and heat periods.
- **Smyrna:** Multifamily housing and major transportation corridors amplify heat exposure and air-quality concerns during drought, so ensure transit-accessible cooling options and consistent drought messaging.

Cascading Impacts
Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with drought may include:

- Decrease in water quality
- Increased wildfire risk
- Land subsidence
- Decreased agricultural production

- Damage to agricultural lands

Consequence Analysis
This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 49: Drought Consequence Analysis

Subject	Potential Impacts
Impact on the Public	If the drought coincides with warmer months, vulnerable populations may face an increased risk of dehydration, death, heat-related illness. Lower quantities of water may also increase the likelihood of contamination due to higher concentrations of bacteria. During droughts, dry soils may increase the number of airborne particles, such as pollen, which can worsen chronic respiratory illnesses.
Impact on Responders	Reduced water availability would likely complicate firefighting efforts due to water shortages. Some fire suppression equipment requires a minimum level of water pressure to activate. If the drought coincides with warm months, first responders may face increased risk of heat-related injuries or death.
Continuity of Operations	Local jurisdictions maintain continuity plans which can be enacted as necessary based on the situation. While the expectation is minimal, this threat may impact an agency's ability to operate due to power, communications, or water outages.
Delivery of Services	Droughts may impact the delivery of goods and services if there are shortages of raw materials.
Property, Facilities, and Infrastructure	Drought conditions may threaten the levels or quality of municipal public water supplies or impact small communities and/or private potable water wells.
Impact on Environment	The potential of drought-related impacts could have significant impacts on supplies of animal feed, livestock, meat and dairy products, and processed grain products, and on crop production. Drought conditions may also increase the potential for fires. Drought is also associated with insect infestations, plant disease, wind erosion of soil, and decrease in levels of water produced by natural aquifers.
Economic Conditions	The economic impacts from a drought could be significant. Droughts have the potential to drain state, and local resources, which will have a significant fiscal impact.
Public Confidence in Governance	Droughts can adversely affect the public, first responders, infrastructure, agriculture, economy, and overall operations. Direct, effective, and timely response by all levels of government is required for public confidence in governance, especially in recognizing and mitigating economic impacts of the drought.

5.9.7 Future Development
Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, businesses, and critical infrastructure may be affected by drought conditions, increasing the potential for water supply stress, landscape and vegetation impacts, and secondary effects such as increased wildfire potential and extreme heat impacts. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase drought consequences by increasing overall water demand for residential use, commercial activity, and public services, including outdoor irrigation for landscaping, parks, and recreation facilities. Higher residential density can increase the

number of customers dependent on shared water supply systems, and can intensify system-wide impacts if drought reduces available water supply, increases treatment challenges, or requires water use restrictions.

Socioeconomic conditions further influence drought vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges adapting to drought-related water restrictions, absorbing higher utility costs, maintaining health and hygiene needs, and responding to secondary impacts such as heat and air quality issues. Where these populations are concentrated, additional targeted outreach and accessible messaging on water conservation measures, assistance programs, and public health guidance may be needed to reduce risk.

Housing and land-use characteristics also influence drought-related impacts. As housing units increase, outdoor water use demands can rise, especially in neighborhoods with irrigated lawns and landscaping. Continued development can also alter local hydrology by increasing impervious surfaces and reducing infiltration, which may reduce groundwater recharge and baseflows that help sustain streams during dry periods. In addition, drought can stress trees and vegetation in developed areas, increasing the likelihood of dead or weakened trees, which can contribute to localized hazards and maintenance burdens and may increase susceptibility to insect infestation.

Critical infrastructure and community lifelines can also be affected by drought conditions. Water and wastewater systems may face operational challenges during prolonged dry periods, including reduced source water availability, water quality impacts, higher treatment costs, and the need for conservation measures. Drought can also affect parks, recreational resources, and landscaped public facilities, and can contribute to elevated wildfire risk by drying vegetation and increasing the frequency of burn bans and fire restrictions. As population, housing, and infrastructure density increase, the consequences of drought-related water supply constraints and secondary impacts may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and rising water demand are key drivers of drought exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including water conservation planning, demand management strategies, drought contingency and public communication plans, infrastructure resilience investments, coordination with water providers and regional partners, and targeted outreach to vulnerable and underserved populations.

5.9.8 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the drought hazard.

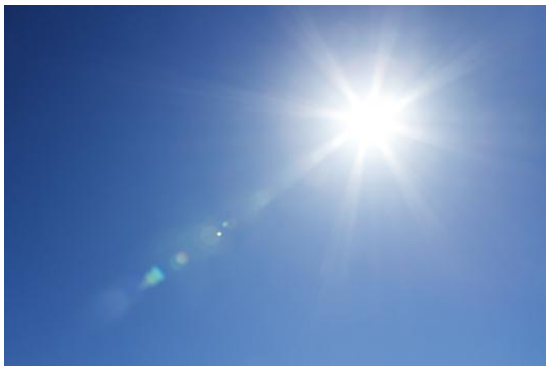
Table 50: Example Drought Mitigation Actions

Category	Example Action
Planning and Regulation	Gather and analyze water supply, climate, and drought data to improve understanding of local drought history and vulnerability.
	Identify and regularly update an inventory of available water supplies, including surface water and groundwater sources.
	Improve monitoring of water supply conditions, including reservoir levels and groundwater trends.
	Develop and maintain a drought emergency or contingency plan.
	Establish clear criteria or triggers for implementing drought response actions.
	Develop a drought communication plan to support timely and coordinated public messaging.
	Establish irrigation timing and scheduling programs to improve efficiency and reduce unnecessary water use.
	Develop ordinances to restrict non-essential public water use during drought conditions.
	Adopt ordinances or policies to prioritize water use for critical needs, including public safety and firefighting.

Table 50: Example Drought Mitigation Actions

Category	Example Action
Infrastructure	Design and upgrade water delivery systems to maintain reliability during drought conditions.
	Repair, replace, or upgrade aging infrastructure to reduce water loss from leaks and system failures.
	Expand use of metering and system controls to improve water use efficiency and accountability.
Natural Systems Protection	Incorporate drought-tolerant landscaping requirements into development and landscape ordinances.
	Provide incentives for xeriscaping and other low-water landscaping practices.
	Promote the use of permeable pavement and surfaces to reduce runoff and support groundwater recharge.
	Protect and restore natural recharge areas where feasible.
Education and Outreach	Provide public information on installing low-flow water-saving fixtures, such as showerheads and toilets.
	Educate residents on efficient irrigation practices, including proper sprinkler adjustment.
	Promote the use of rain-capture devices for landscape irrigation where allowed.
	Encourage installation of graywater systems, where permitted, to support water reuse and conservation.

5.10 Extreme Heat



5.10.1 Hazard Description

Extreme heat events occur when climate conditions produce temperatures well outside of the predicted norm. These extremes can have severe impacts on human health and mortality, natural ecosystems, agriculture, and other economic sectors.

The Centers for Disease Control and Prevention (CDC) identifies the following groups as being especially vulnerable to extreme heat:

- Older adults (aged 65)
- Infants and children
- Individuals with chronic conditions
- Low-income individuals
- Outdoor workers

5.10.2 Location & Extent

Cobb County experiences a humid subtropical climate characterized by four distinct seasons. All of Cobb County is susceptible to extreme heat events.

Extreme heat in Cobb County is characterized by high daytime temperatures, elevated heat index values due to humidity, and warm overnight lows that limit cooling and recovery. A typical hot spell brings several days with afternoon highs in the upper 80s to mid-90s°F and heat index values in the mid-90s to near 105°F. A credible severe event features heat index values around 105–110°F for multiple consecutive days, with nighttime lows staying at or above about 75°F. Duration can range from 3–7 days in most years to 10–14 days during stronger heat episodes. The urban heat-island effect in denser parts of the county raises late-day and nighttime temperatures relative to surrounding areas, increasing health risk and power demand.

Physical intensity indicators useful for planning include the number of days with heat index ≥100°F, nights with minimum temperature ≥75°F, consecutive days with maximum temperature ≥95°F, and peak electricity load or rolling outage potential during heat waves. Localized microclimates (valley bottoms with light winds, dense commercial districts, large paved areas) can push apparent temperatures several degrees higher than county averages.

For operational thresholds, the NWS Heat Advisory criteria in North Georgia generally begin when the forecast heat index is about 105°F (for at least a few hours), with Excessive Heat Warnings at higher levels and/or longer duration. In severe compound events, heat may coincide with poor air quality, drought-stressed vegetation, and high evening humidity, further elevating the effective heat burden.

This LHMP uses Marietta as the representative location for monthly average high temperatures. And pairing it with the nearest long-record NWS benchmark for monthly record highs provides a consistent, defensible basis for countywide planning. Marietta sits near the county's population and infrastructure core, and Cobb's elevation and climate gradients are modest, so intra-county differences in monthly highs are small relative to plan needs. The Marietta normals reflect the urban/suburban conditions most residents experience, while the regional record-high dataset (with a long, continuous period of record and quality control) ensures reliable extremes for risk framing and heat planning. Where local microclimates matter (e.g., higher, more wooded areas or dense heat-island zones), jurisdictions can apply targeted adjustments, but a single, well-documented reference series keeps the LHMP internally consistent and comparable across hazards and years.

The following table, using data from the NWS, details the average high and record high temperatures for Cobb County:

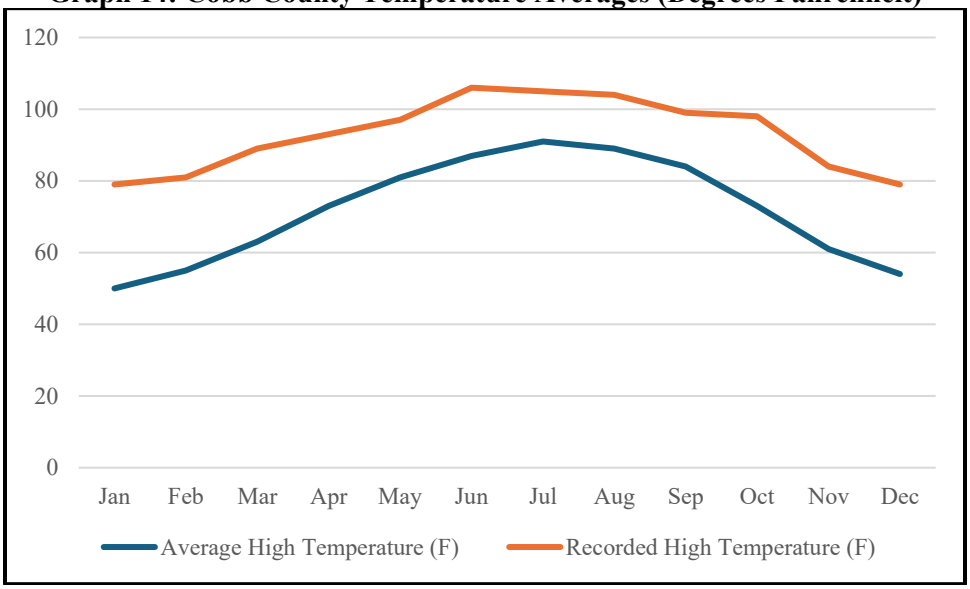
Table 51: Cobb County Temperature Averages (Degrees Fahrenheit)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Average High Temperature (F)	50°	55°	63°	73°	81°	87°	91°	89°	84°	73°	61°	54°
Record High Temperature (F)	79°	81°	89°	93°	97°	106°	105°	104°	99°	98°	84°	79°

Source: NWS

The following graphs illustrate the above data.

Graph 14: Cobb County Temperature Averages (Degrees Fahrenheit)



Source: NWS

The MPC views extreme heat as both a countywide and regional hazard. Discussions with the MPC and a review of available temperature, heat index, and health-impact data indicate that extreme heat is a concern for all participating jurisdictions, with broadly similar exposure and needs. Risk increases in dense urban and commercial areas where the heat-island effect elevates late-day and overnight temperatures. Vulnerable populations include older adults, young children, outdoor workers and athletes, people with chronic illness, households without reliable air conditioning, and residents in multifamily buildings with limited shade or ventilation.

5.10.3 Previous Occurrences

Heat events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. Cobb County has experienced no Presidential Disaster Declarations related to extreme heat.

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. There have been no Emergency Declarations related to heat for Cobb County.

In Georgia, the governor has the authority to declare a state of emergency or disaster under applicable state statutes. Cobb County has experienced no state declarations of emergency related to extreme heat.

Data from the NCEI from 1950 through 2025 indicates two reported extreme heat events (as defined as events that last least two consecutive days where the daily minimum apparent temperature (adjusted for humidity) exceeds the 85th percentile of historical July–August readings):

Table 52: Cobb County NCEI Extreme Heat Events

Event Type	Number of Days with Events	Property Damage	Deaths and Injuries
Extreme Heat	2	$0	0

Source: NCEI

It is worth noting that damage estimates indicated by the NCEI are often artificially low. This underreporting is a result of the way the events are reported to the NCEI, often by the local and/or NWS office. When reporting an event, the NWS office does not have access to the actual damage assessment resulting from that event. As such, the report often details a very low amount or zero-dollar amount for damages. Additionally, deaths and injuries may be underreported as they may be a result of a concurrent event, such as a person driving unsafely during heavy rain and passing away.

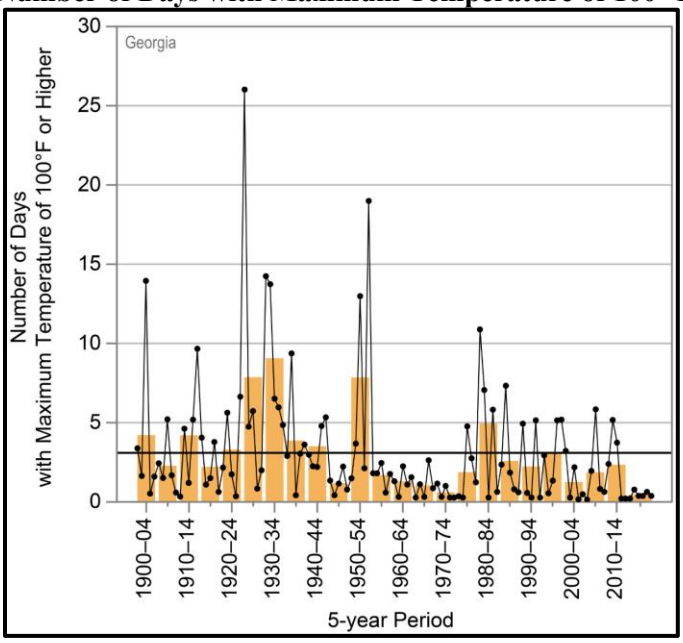
Many extreme heat events affecting Cobb County are not listed as discrete entries in the NOAA NCEI Storm Events Database for the county. The NCEI database documents events that meet specific reporting thresholds, such as confirmed fatalities, injuries, significant property damage, or documented disruptions to commerce. Extreme heat events that primarily result in public health impacts, increased emergency medical responses, elevated energy demand, or heat-related illness may not trigger formal reporting unless impacts are clearly documented and directly attributed to a specific heat event. This is particularly true in urban and suburban environments such as Cobb County, where heat impacts are often cumulative, occur over multiple days, and are managed through public health, medical, or social services rather than emergency damage reporting systems. In addition, prolonged periods of elevated temperatures affecting Cobb County as part of broader regional heat patterns may be reflected in climatological records or public health datasets but are not always coded as discrete events in the NCEI Storm Events Database unless defined impact thresholds are met. This combination of reporting criteria, impact thresholds, and data limitations explains why several known extreme heat occurrences in Cobb County appear in climatological records or local narratives but are absent or sparse in the official NCEI Storm Events Database for the county.

To illustrate the types and magnitude of extreme heat event impacts experienced locally, the following summary highlights notable recent events affecting Cobb County based on regional climatological records, documented impacts, and local experience:

- **Summer 2025:** Prolonged periods of extreme heat affected Cobb County and the greater metro Atlanta area, with heat advisories issued as heat index values exceeded 100 degrees Fahrenheit for multiple consecutive days. Impacts included increased emergency medical responses for heat related illness, elevated demand on cooling systems, and higher residential and commercial energy consumption. No comprehensive countywide damage totals were reported, but indirect economic impacts related to healthcare costs, emergency response, and increased utility usage are reasonably estimated in the tens to low hundreds of thousands of dollars.
- **Early April 2025:** Unusually high temperatures occurred early in the warm season, with several days reaching record or near record highs for the time of year. Although short in duration, the event increased early season heat exposure risks for outdoor workers and vulnerable populations and resulted in increased energy usage. Reported impacts were limited, and economic effects were primarily operational in nature.
- **Summers 2020–2023:** Repeated periods of elevated temperatures affected Cobb County as part of broader regional heat patterns across Georgia and the Southeast. These recurring heat conditions resulted in cumulative impacts including increased heat related illness, sustained high energy demand, reduced labor productivity, and stress on transportation and utility infrastructure. While individual heat episodes were not documented as discrete disaster events, cumulative impacts over multiple summers are reasonably estimated in the low millions of dollars when considering healthcare costs, energy expenditures, and infrastructure maintenance.

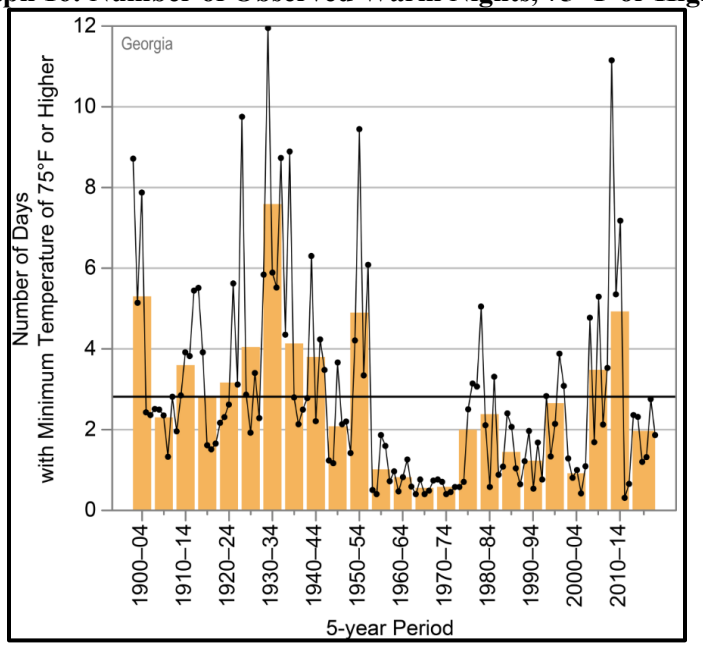
According to the NOAA NCEI State Climate Summary 2022 for Georgia, since the beginning of the 20th century, temperatures in Georgia have risen more than 0.8°F, with the warmest consecutive five-year period occurring from 2016-2020. During the first half of the 20th century, Georgia experienced a high frequency of very warm nights. However, with the exception of the interval between 2005 and 2014, the number of these nights has been below average since 1955. The following graphs illustrate these trends, and detail both the number of very hot days and the number of observed warm nights:

Graph 15: Number of Days with Maximum Temperature of 100° F or Higher



Source: NOAA NCEI State Climate Summary 2022 for Georgia

Graph 16: Number of Observed Warm Nights, 75° F or Higher



Source: NOAA NCEI State Climate Summary 2022 for Georgia

5.10.4 Probability of Future Events

Predicting the probability of extreme heat events is inherently complex due to variability in atmospheric patterns, seasonal conditions, and cumulative temperature effects. However, historical records indicate that Cobb County has experienced recurring periods of extreme heat and can reasonably expect similar events to continue to occur in the future.

The NOAA National Centers for Environmental Information Storm Events Database provides a standardized and nationally consistent record of extreme heat events that meet defined reporting thresholds, including confirmed fatalities, injuries, and documented disruptions to commerce, and therefore offers a defensible and conservative basis for estimating the probability of future extreme heat hazards in Cobb County. While the database does not capture every period of elevated temperatures, particularly events that primarily result in cumulative public health impacts, increased emergency medical responses, or elevated energy demand, it documents events with verified impacts and helps establish

a minimum, historically supported likelihood of extreme heat occurrence without overstating frequency. The following table summarizes 75 years of NCEI event data, providing long-term historical context for estimating extreme heat probability and associated impacts, and is appropriate for hazard mitigation planning purposes even though many extreme heat events are managed through public health and operational response systems rather than documented as discrete damage events.

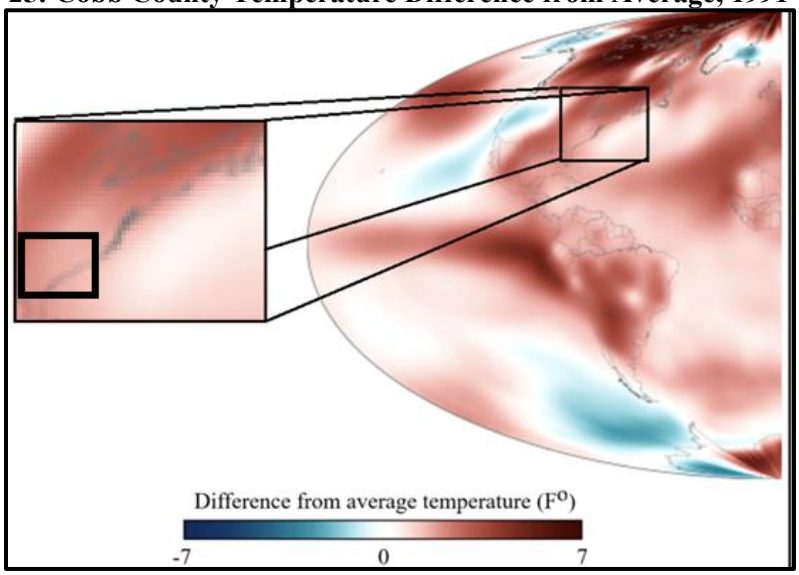
Table 53: Cobb County NCEI Extreme Heat Event Probability Summary

County	Number of Events	Average Events per Year	Deaths / Injuries	Average Deaths / Injuries per Year	Property Damage	Average Property Damage per Year
Cobb	2	<1	0	0	$0	$0

Source: NCEI

However, available data suggests that both the average high temperatures and the record high temperature will likely continue to increase over the coming years. as indicated by the following map from NOAA indicating the temperature difference from average:

Map 25: Cobb County Temperature Difference from Average, 1991-2020



Source: NOAA

5.10.5 Projected Changes in Location, Intensity, Frequency, and Duration

In Cobb County the potential for extreme heat is expected to become more prominent in the coming decades due to ongoing atmospheric and environmental patterns. The number of days with high temperatures exceeding 95°F is projected to increase significantly. Where residents once experienced around 7 to 10 of these days annually, future projections suggest this number could rise to over 40 days per year. These changes reflect a growing trend toward more frequent occurrences of intense heat episodes, particularly in the summer months.

The duration of heatwaves is also expected to extend, meaning hot weather will persist for longer consecutive stretches. Rather than short bursts of heat lasting a few days, Cobb County may increasingly experience heat events that continue for a week or more. This extended exposure to high temperatures can place stress on public services such as emergency response, energy utilities, and healthcare systems. It also raises concerns about heat-related illnesses, especially among vulnerable populations.

Additionally, the timing of extreme heat events may shift, beginning earlier in the year and lasting longer into the fall. These seasonal changes could impact school operations, outdoor labor schedules, and agricultural practices. The intensity of heat episodes, measured not only by daytime highs but also by elevated overnight lows, may make it harder for people to recover from daily exposure, as warm nights reduce the body's ability to cool down.

5.10.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI's relative scale while providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 54: Participating Jurisdiction Heat Risk Summary

	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Heat Risk Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating

Source: FEMA NRI

Table 55: Participating Jurisdiction Heat EAL Summary

	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Heat EAL Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating	No Rating

A "No Rating" designation indicates that a hazard was identified, but there was not enough consistent, nationwide data available to calculate a reliable risk score or EAL. This typically occurs when key inputs such as exposure, loss estimates, or vulnerability data are incomplete, unavailable, or not standardized across jurisdictions. A "No Rating" should not be interpreted as an absence of risk, rather it reflects a data limitation within the NRI methodology and highlights an area where additional local analysis may be needed to better understand and quantify potential impacts.

Population

A primary concern with this hazard is human health safety issues, as extreme heat can be a direct cause of death. Specific at-risk groups include outdoor workers, farmers, young children, and senior citizens. Impacts on human health can include:

- **Heat Exhaustion and Heat Stroke:** Prolonged exposure to high temperatures can lead to heat exhaustion, characterized by heavy sweating, weakness, and dizziness. If untreated, it can escalate to heat stroke, a life-threatening condition with symptoms like confusion, high body temperature, and loss of consciousness.
- **Respiratory Issues:** High temperatures can worsen air quality, increasing levels of ozone and allergens, which can exacerbate asthma and other respiratory conditions.
- **Cardiovascular Strain:** Extreme heat can put additional stress on the heart, increasing the risk of heart attacks and other cardiovascular problems, particularly in older adults.
- **Dehydration:** Heat can lead to increased fluid loss through sweating, which can result in dehydration, affecting bodily functions and overall health.

The following table discusses potential impacts on human health related to excessive heat by temperature range.

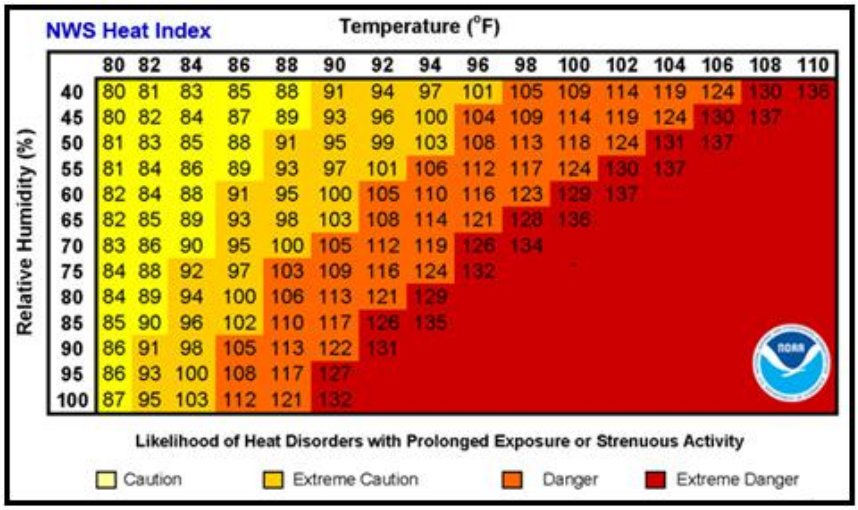
Table 56: Extreme Heat Impacts on Human Health

Heat Index Temperature	Potential Impact on Human Health
80-90° F	Fatigue possible with prolonged exposure and/or physical activity
90-105° F	Sunstroke, heat cramps, and heat exhaustion possible
105-130° F	Heatstroke/sunstroke is highly likely with continued exposure

Source: National Weather Service Heat Index Program

Exposure to direct sun can increase Heat Index values by as much as 15°F. The zone above 105°F corresponds to a Heat Index that may cause increasingly severe heat disorders with continued exposure and/or physical activity. The following chart, from the NWS, indicates Heat Index values.

Chart 1: Heat Index



Source: NWS

Extreme heat may disproportionately affect socially vulnerable populations, exacerbating pre-existing inequalities and making recovery more difficult for these groups. Extreme heat may disproportionately impact vulnerable populations in the following ways:

- **Elderly Individuals:** Older adults often have reduced physiological resilience to heat due to age-related factors and chronic health conditions, making them more susceptible to heat-related illnesses.
- **Children:** Young children are less able to regulate their body temperature and are at a higher risk for heat exhaustion and dehydration.
- **Low-Income Communities:** Those in low-income neighborhoods may lack access to air conditioning, adequate housing, or resources to stay cool, increasing their risk during heat events.
- **People with Chronic Health Conditions:** Individuals with cardiovascular, respiratory, or other chronic health issues may face heightened risks from extreme heat, as their bodies may struggle to cope with elevated temperatures.
- **Homeless Individuals:** People experiencing homelessness often have limited access to shelter and cooling facilities, making them particularly vulnerable during heat waves.

All Cobb County and participating jurisdictions are vulnerable to the impacts of extreme heat. Please see Section 3.3: Population Data and Section 3.4: Socially Vulnerable and At-Risk Populations for data concerning jurisdictional populations.

Buildings and Structures

Buildings and structures are generally not directly impacted by short-term extreme heat events. However, prolonged or repeated extreme heat conditions may result in indirect or cumulative impacts. Elevated temperatures can cause thermal expansion of building materials such as concrete, steel, and roofing systems, potentially leading to cracking, warping, or increased structural stress. Extended heat exposure may also accelerate deterioration of roofing materials, reducing service life and increasing maintenance needs.

Prolonged heat can affect soil moisture conditions surrounding building foundations, which may contribute to shifting or settling, particularly in areas with expansive or moisture-sensitive soils. While these impacts typically develop over time rather than during a single heat event, they may increase long-term maintenance and repair requirements.

Transportation Infrastructure
Extreme heat can affect transportation infrastructure by degrading materials and stressing system components. High temperatures may soften asphalt surfaces, resulting in rutting, cracking, or buckling that compromises roadway safety and increases maintenance demands. Concrete pavements may also experience expansion-related stress during prolonged heat events.

Rail infrastructure may be vulnerable to extreme heat as steel tracks expand, potentially causing misalignment or deformation commonly referred to as sun kinks. Bridges and overpasses may experience stress on expansion joints and structural components, requiring inspection or temporary restrictions. In addition, extreme heat can affect electronic traffic signals, signage, and control systems, leading to malfunctions or service disruptions. Public transit systems may face operational challenges due to overheating engines, vehicles, or supporting equipment, which can affect service reliability and schedules.

Electrical Infrastructure
Extreme heat can significantly affect electrical infrastructure through increased demand, reduced system efficiency, and stress on equipment. High temperatures typically result in increased air conditioning use, placing additional load on electrical generation and distribution systems. During peak demand periods, this increased load can strain system capacity.

Electrical equipment such as transformers and substations may overheat during extreme heat events, increasing the risk of failures or localized outages. Transmission and distribution lines may also sag due to thermal expansion, raising the likelihood of contact with vegetation or other structures and increasing the potential for service interruptions or fire risk.

Extreme heat can reduce the efficiency of power generation facilities, particularly fossil fuel and nuclear plants, which rely on cooling systems that may be less effective at higher temperatures. While solar generation may increase during sunny conditions, panel efficiency can decline once temperature thresholds are exceeded, potentially limiting overall output during peak heat events.

Water and Wastewater Utilities
Water and wastewater utilities may be vulnerable to extreme heat due to impacts on treatment processes, distribution systems, and water availability. Prolonged heat can dry surrounding soils, increasing the likelihood of pipe leaks or breaks in aging infrastructure. Mechanical systems such as pumps and motors may also experience reduced efficiency or overheating during extended high-temperature periods.

High temperatures can increase evaporation from open water storage facilities and reservoirs, reducing available water supplies and potentially necessitating conservation measures or use of alternate sources. In wastewater treatment systems, extreme heat can affect biological treatment processes by altering microbial activity, which may reduce treatment efficiency and require operational adjustments.

Medical and Emergency Response Facilities
Extreme heat events may result in increased demand for medical services due to heat-related illnesses. While such increases are not expected to overwhelm medical capacity under typical conditions, some facilities may experience operational challenges if cooling systems are insufficient or if power disruptions occur. Emergency response facilities are generally expected to remain operational, though response demands may increase during prolonged heat events.

Educational Facilities
Depending on educational facility capability, extreme temperatures may necessitate the closure of the facility for the duration of the event. These closures are expected to have additional economic consequences as caregivers may be required to miss or modify work.

Communication Systems
Extreme temperatures can disrupt vital communications system, affecting reliability and functionality. Extreme temperatures can lead to power outages due to down power lines or damaging electrical substations. Communication systems that rely on electricity, such as landline phones, internet routers, and cellular towers, may cease to function during power outages.

The cost to repair communications networks can vary widely depending on the extent of the damage, the size of the network, and the specific technologies involved. Repair costs may include expenses for labor, equipment replacement or repair, materials, and any additional resources required to restore the network to full functionality.

Environmental and Agricultural Impacts
Extreme heat can cause significant damage to the local environment by dehydrating vegetation and wildlife, which may result in cascading effects to the surrounding environment, such as drought, wildfires, mudslides, or landslides. Extreme temperatures may severely decrease the yield of the agricultural sector. The yield of cash crops may be reduced, livestock may be adversely impacted by extreme heat, or grazing losses may be incurred by farmers or ranchers; potentially resulting in decreased food security. In the event of significant agricultural losses caused by extreme heat or drought, some assistance may be available to impacted farms or ranches.

Mapping from the United States Department of Agriculture indicates no reported total county-wide agricultural losses due to extreme heat conditions from 1989 – 2023.

Jurisdictional Concerns
As of this plan, community-specific data to quantify extreme heat vulnerability and historic impacts is limited. Over the plan's life, the MPC will track local heat effects on residents, including vulnerable populations, buildings, critical facilities, parks and athletics, and infrastructure such as power and transportation, to refine this LHMP and inform future updates.

- **Cobb County (unincorporated):** Heat risk is elevated for older adults, outdoor workers, and mobile home communities, especially where tree canopy is low and AC access is limited. Parks, greenways, and athletic fields need modified schedules, shade, and hydration support during heat advisories.
- **Acworth:** Lakefront parks and event areas draw visitors during hot weather, which increases exposure. Small businesses that operate outdoors need cooling breaks, shade, and reliable water access.
- **Austell:** Industrial and logistics corridors have high paved surfaces and low canopy, which raises afternoon and nighttime temperatures. Coordinate worker protection policies, cooling access, and heat safety messaging.
- **Kennesaw:** University and school populations, sports complexes, and dense neighborhoods face sustained heat during practice and peak travel hours. Emphasize work–rest–hydrate protocols and evening cooling options.
- **Mableton:** Multifamily areas with limited shade experience higher indoor temperatures, especially in upper floors. Focus on transit-accessible cooling sites, fan and AC outreach, and tree canopy improvements.
- **Marietta:** Higher density and critical facilities such as public safety and healthcare are sensitive to peak heat and power demand. Ensure generator readiness, indoor cooling zones, and targeted outreach to medically vulnerable residents.
- **Powder Springs:** Neighborhoods near open space and trails see heavy outdoor activity during hot periods. Promote shaded rest points, drinking water access, and schedule adjustments for school athletics.
- **Smyrna:** Major transportation corridors and multifamily housing increase exposure to heat and poor air quality. Provide cooling centers near transit, conduct apartment outreach on indoor cooling, and coordinate evening alerts when lows stay warm.

Cascading Impacts
Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with extreme may include:

- Drought conditions, or worsening of drought conditions
- Heat-related illnesses and mortality
- Power outages
- Water shortage and/or diminished water quality
- Wildfires

Consequence Analysis

This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 57: Extreme Temperature Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Extreme temperatures can pose serious public health risks, particularly for older adults, young children, individuals with chronic medical conditions, and socially isolated populations. Power outages or equipment failures may limit access to heating or cooling, resulting in unsafe indoor temperatures. Prolonged exposure increases the likelihood of heat- or cold-related illness and, during severe or extended events, may contribute to serious injury or mortality.
Impact on Responders	Emergency responders may experience increased risk of heat stress or cold exposure during prolonged operations. Extreme temperatures can degrade the performance of vehicles, communications equipment, and protective gear, while hazardous travel conditions may increase accident risk and extend response times.
Continuity of Operations	Extreme temperature events may disrupt government operations due to power outages, facility limitations, or staffing impacts. While continuity plans are in place, prolonged outages or infrastructure strain may reduce access to computer systems, communications networks, and essential governmental functions.
Delivery of Services	Service delivery may be delayed or reduced due to workforce health impacts, equipment failures, or unsafe travel conditions. Extreme temperatures can impair vehicle operation, utility services, and facility functionality, limiting the timely provision of public services and emergency support.
Property, Facilities, and Infrastructure	Electrical, mechanical, and utility systems may experience increased stress during extreme temperature events, particularly power generation, transmission, distribution, and HVAC systems. Sustained demand or equipment overload may reduce system reliability and compromise the ability of facilities to maintain safe operating conditions.
Impact on the Environment	Extreme temperatures can stress natural ecosystems, alter species distribution, and increase vulnerability to invasive species. Elevated temperatures may also degrade water quality, including increased risk of harmful algal blooms or cyanobacteria in surface waters.
Economic Conditions	Extreme temperature events may increase public and private sector costs related to emergency response, infrastructure stress, elevated energy demand, and service disruptions. While some expenses may be eligible for federal reimbursement, short-term and indirect economic impacts may strain local budgets and operations.
Public Confidence in Governance	Effective preparedness, clear communication, and timely response are critical to maintaining public confidence during extreme temperature events. Visible coordination and protective actions by government agencies help sustain trust, particularly during prolonged or high-impact conditions.

5.10.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and critical infrastructure may be exposed to extreme heat conditions, increasing the potential for heat-related illness, strain on energy and water systems, and disruption of services. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase extreme heat consequences by expanding impervious surfaces such as roads, parking lots, and rooftops and by concentrating people and activity within built environments that can retain heat. Higher residential and employment density can increase the number of residents exposed during heat events, especially where neighborhoods have limited tree canopy or shade, and can increase demand for cooling, placing additional stress on the electric grid during peak summer conditions.

Socioeconomic conditions further influence extreme heat vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges accessing and affording air conditioning, receiving heat safety messaging, traveling to cooling resources, and maintaining medications or medical devices that require stable indoor temperatures. Households with limited financial resources may be more likely to delay cooling use due to energy costs, increasing the risk of heat-related illness, and a future increase in these populations may increase potential risk.

Housing characteristics also contribute to extreme heat vulnerability. As housing units increase across the county, the number of residents potentially affected by prolonged high temperatures increases, particularly in older housing stock with lower energy efficiency, limited insulation, inadequate ventilation, or outdated HVAC systems. Multi-family housing and dense neighborhoods may experience compounded impacts where shared building systems, limited shade, and limited outdoor cooling options increase indoor heat retention. Prolonged outages during hot weather can further elevate risk, as indoor temperatures can rise quickly, especially for residents with health conditions.

Critical infrastructure investment and redevelopment further influence extreme heat risk. Power distribution, communications infrastructure, and water and wastewater systems are essential to maintaining safe indoor conditions and supporting daily life during heat events. Extreme heat can increase peak electrical loads, stress transformers and other equipment, and contribute to outages. Heat can also affect roadway conditions, outdoor work safety, and the reliability of critical facilities that require continuous cooling and power. As population, housing, and infrastructure density increase, the cascading impacts of high energy demand, outages, and service disruption may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and expansion of heat-retaining built environments are key drivers of extreme heat exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including urban canopy and shade strategies, heat-informed land use and site design, cooling center planning and accessible transportation options, energy resilience and backup power for critical facilities, targeted public communication strategies, and outreach to vulnerable and underserved populations.

5.10.8 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the extreme heat hazard.

Table 58: Example Extreme Heat Mitigation Actions

Category	Example Action
Planning and Regulation	Adopt and enforce updated building code provisions that improve thermal performance, insulation, and ventilation.
	Support financial incentives or rebate programs for homeowners and businesses that retrofit structures to reduce heat exposure.
	Develop and maintain an inventory of public and commercial facilities suitable for use as cooling centers during extreme heat events.
	Encourage land-use and site design practices that reduce heat retention, including shading and reduced impervious surfaces.
Infrastructure	Encourage installation of green roofs that provide shading, reduce surface temperatures, and mitigate urban heat island effects.
	Promote the use of cool roofing materials and reflective surfaces that reduce heat absorption.

Table 58: Example Extreme Heat Mitigation Actions

Category	Example Action
	Support upgrades to HVAC systems and backup power at critical facilities and designated cooling centers.
Natural Systems Protection	Increase tree canopy coverage around buildings, parking areas, and along public rights-of-way to provide shade and reduce ambient temperatures.
	Protect and expand green spaces that help moderate local temperatures and provide cooling benefits.
Education and Outreach	Develop and implement public outreach programs on extreme heat risks, protective actions, and available community resources.
	Educate homeowners and property managers on cost-effective retrofits to reduce indoor heat exposure and improve energy efficiency.
	Conduct targeted outreach to vulnerable populations regarding heat safety, hydration, and access to cooling resources.

5.11 Flood

5.11.1 Hazard Description



Flooding is the overflow or accumulation of water on normally dry land, often caused by heavy rainfall, snowmelt, or the failure of natural or artificial barriers. Flooding can lead to the inundation of homes, roads, farmland, and other areas, causing damage to property, disruption of daily life, and potential threats to human safety and the environment.

A floodplain is a flat or gently sloping area adjacent to a river, stream, or other water body. These areas act as a buffer during periods of heavy rainfall or snowmelt, absorbing excess water and preventing it from rushing downstream too quickly. In its common usage, a floodplain refers to areas inundated by the 100-year flood, the flood that has a 1% chance of being equaled or exceeded in any given year, and the 500-year flood, the flood that has a 0.2% chance of being equaled or exceeded in any given year. The 100-year flood is the national minimum standard to which communities regulate their floodplains through the NFIP.

5.11.2 Location and Extent

Flooding in Cobb County typically occurs due to a combination of meteorological and hydrological conditions, most commonly during the late winter and spring months, and can severely impact all participating jurisdictions. The county is traversed by several rivers and streams which are all prone to overflowing during periods of heavy rainfall. Flooding can also be the result of prolonged rain events, thunderstorms that produce intense rainfall in short periods. These events can quickly saturate the soil and cause runoff into local waterways, exceeding their capacity and leading to overbank flooding. Given these drivers, flooding in Cobb County typically manifests in three forms:

- **Flash Flooding:** Flash flooding occurs during heavy or extended periods of rain, generally when the ground is unable to rapidly absorb the water. Most flash flooding in Cobb County is caused by intense and stationary storm events and atmospheric rivers. Heavy sustained rain can create rapid flooding very quickly, and flooding can occur miles away from where the rain fell. Factors that can contribute to the severity of flash flooding include rainfall intensity, duration, drainage condition, and ground conditions (paved or unpaved). Flash floods are particularly dangerous to people and property, as six inches of moving water can knock a person down and two feet can lift a vehicle. As there is often little warning of a flash flood event, they are the cause of most flood fatalities.
- **Riverine Flooding:** One of the most common types of flooding in the region is riverine flooding. Riverine flooding refers to the overflow of water from a river or a stream onto adjacent land areas. This type of flooding occurs when the water level in a river or stream rises significantly and exceeds its banks, inundating the surrounding areas. The severity of riverine flooding can be influenced by the amount and intensity of rainfall in the watershed, the size, shape, and slope of the river or stream channel, and the presence of dams on the river system.
- **Urban Flooding:** FEMA defines urban flooding as ‘the inundation of property in a built environment, particularly in more densely populated areas, caused by rain falling on increased amounts of impervious surfaces and overwhelming the capacity of drainage systems.” In Cobb County, urban flooding has consistently increased due to a number of factors, including the filling for development of natural wetlands and waterways, the reduction of permeable surfaces, and the aging and insufficient capacity of stormwater systems.

To help visualize and understand flood-prone areas, jurisdictions can use Flood Insurance Rate Maps (FIRMs). FIRMs are official maps produced by FEMA that identify areas subject to flooding and the degree of flood risk within a community. FIRMs show the extent of the base (1-percent annual chance) flood, commonly referred to as the 100-year

floodplain, and are used to support floodplain management, insurance requirements, land-use planning, and hazard mitigation efforts. For this LHMP, FIRMs provide a standardized and nationally recognized source of flood hazard information used to assess flood risk and guide mitigation strategies.

FIRMs are developed through a combination of hydrologic and hydraulic analyses, topographic data, field surveys, and historical flood information. FEMA works with state and local partners, engineering firms, and mapping contractors to model flood behavior along rivers, streams, and coastal areas. Once draft maps are created, communities are given the opportunity to review and appeal the data before the maps are finalized and adopted.

FIRMs use several key components to communicate flood risk, including Special Flood Hazard Areas (SFHAs), Base Flood Elevations (BFEs), and flood zone designations. SFHAs represent areas subject to inundation during the base flood and identify locations where flood risk is highest. Properties located within SFHAs are subject to floodplain management regulations and may be required to carry flood insurance, making these areas a primary focus for mitigation planning and risk reduction efforts.

BFEs and flood zones provide additional detail that helps describe the severity and characteristics of flooding within and outside SFHAs. BFEs indicate the expected height of floodwaters during the base flood and are used to guide development standards, building elevations, and mitigation project design. Flood zones classify areas based on factors such as flood depth, velocity, and the level of engineering analysis completed. The following table summarizes the most common flood zone classifications shown on FIRMs:

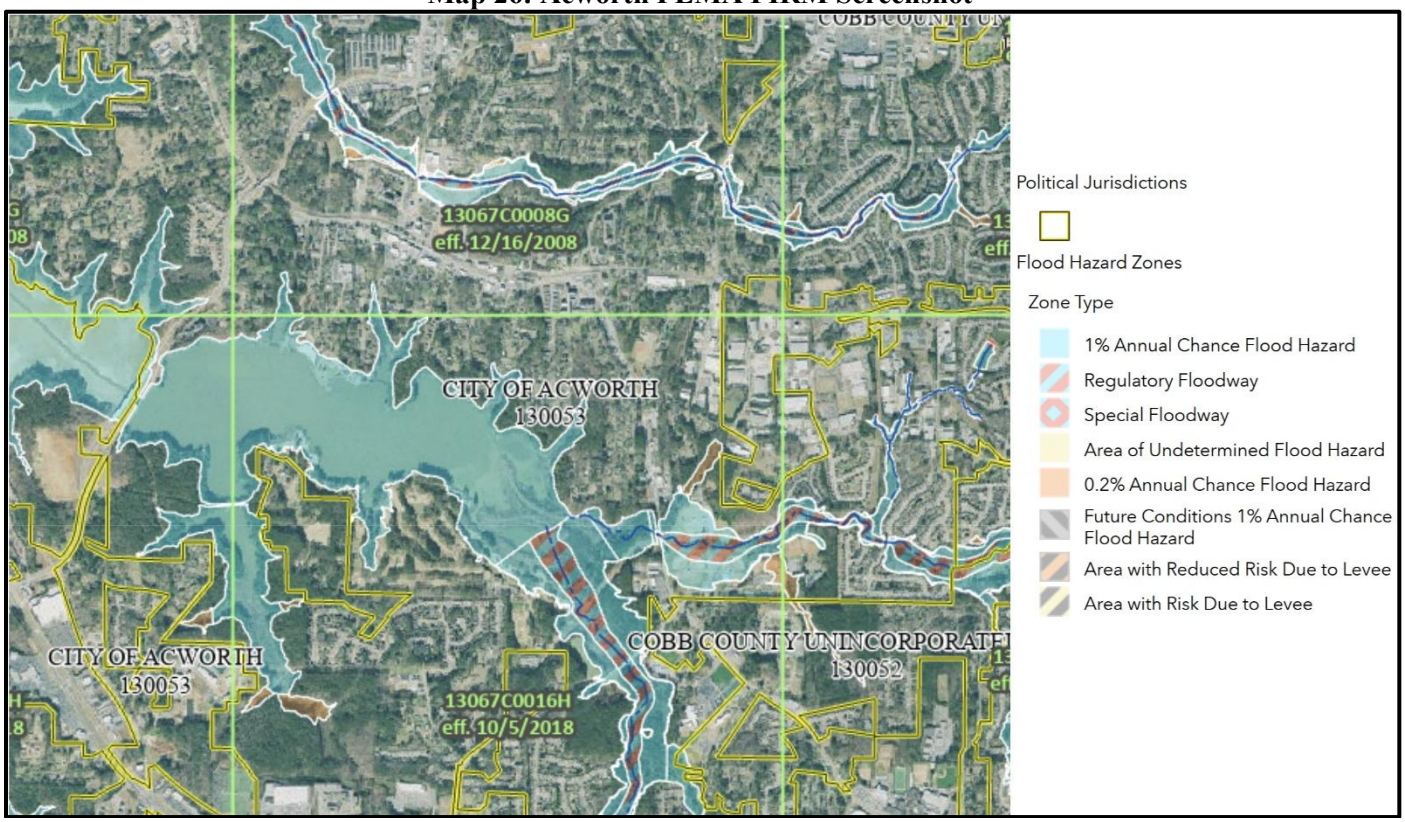
Table 59: Flood Zone Classifications

Zone	Description
A	The 1%-annual-chance or base floodplain. There are six (6) types of A Zones.
AE	The base floodplain where base flood elevations are provided.
AH	Shallow flooding base floodplain. BFEs are provided.
AO	The base floodplain with sheet flow, ponding, or shallow flooding. Base flood depths (feet above ground) are provided.
AR	The base floodplain that results from the decertification of a previously accredited flood protection system that is in the process of being restored to provide a 1%-annual-chance or greater level of flood protection.
A99	Area to be protected from base flood by levees or Federal Flood Protection Systems under construction. BFEs are not determined.
B or Shaded X	Areas between the limits of the base flood and the 0.2% annual-chance (or 500-year) flood.
C or Unshaded X	Areas of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2% annual-chance flood

Source: FEMA

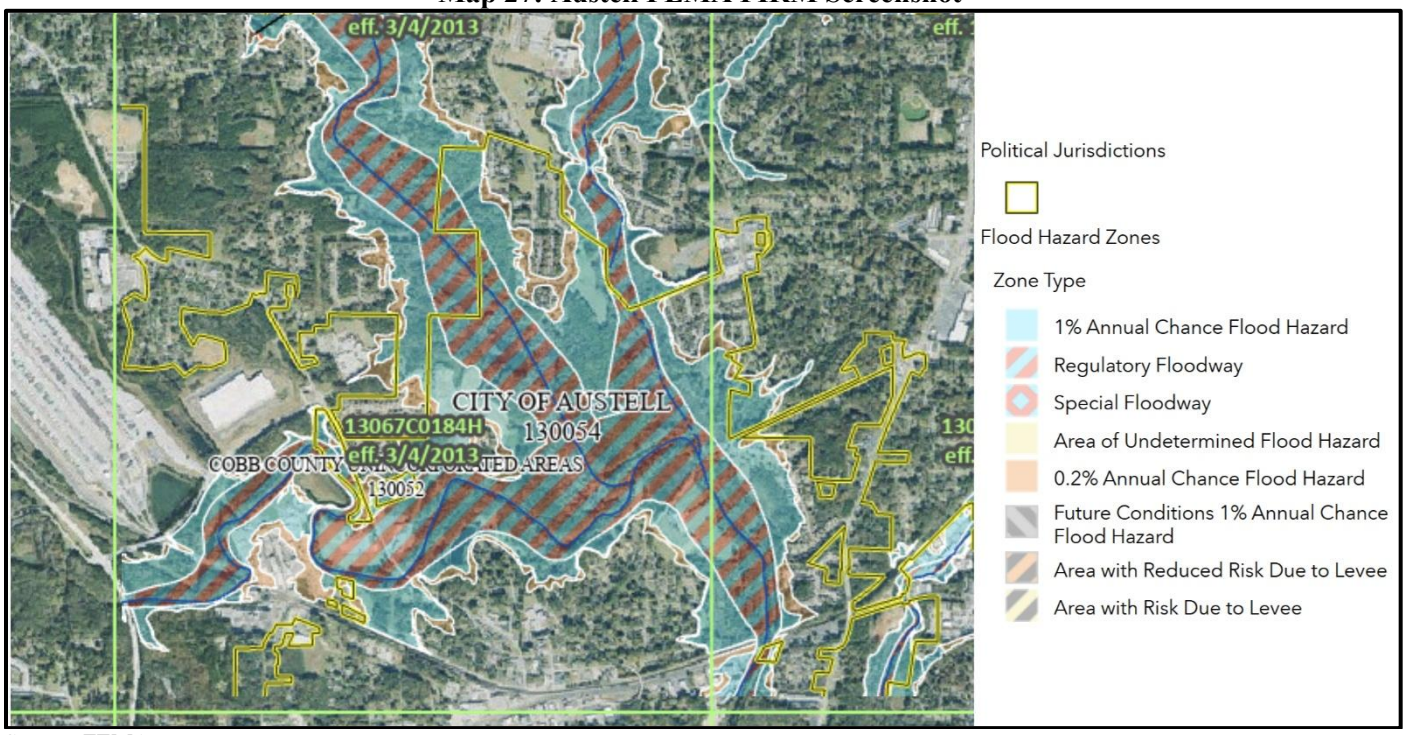
The following maps present screenshots of FEMA FIRM panels, selected to provide clear, reader-friendly visualization of mapped flood hazards within participating jurisdictions. These panels provide a focused view of flood hazard information for a specific location, including Special Flood Hazard Areas, flood zones, base flood elevations, and map panel references. These panels can help document local flood risk, support mitigation project identification and prioritization, and provide an accessible visual reference for decision-makers, stakeholders, and the public. However, while they are useful for illustrating flood risk at a local scale, they are not intended for detailed engineering or site-specific planning. For design, permitting, or regulatory purposes, users should refer to the full FIRM, Flood Insurance Study, or more detailed and current flood studies where available. This ensures that mitigation decisions are based on the most accurate and comprehensive flood hazard data.

Map 26: Acworth FEMA FIRM Screenshot



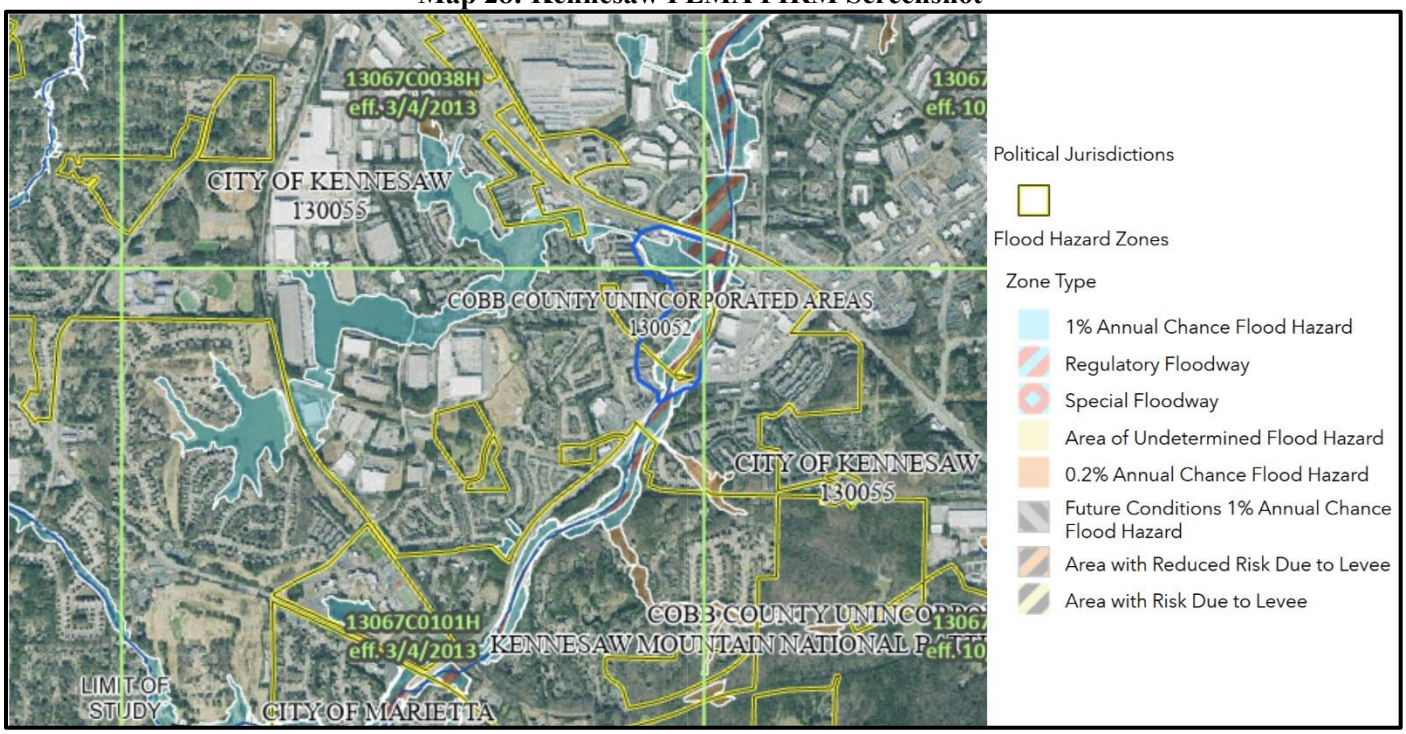
Source: FEMA

Map 27: Austell FEMA FIRM Screenshot



Source: FEMA

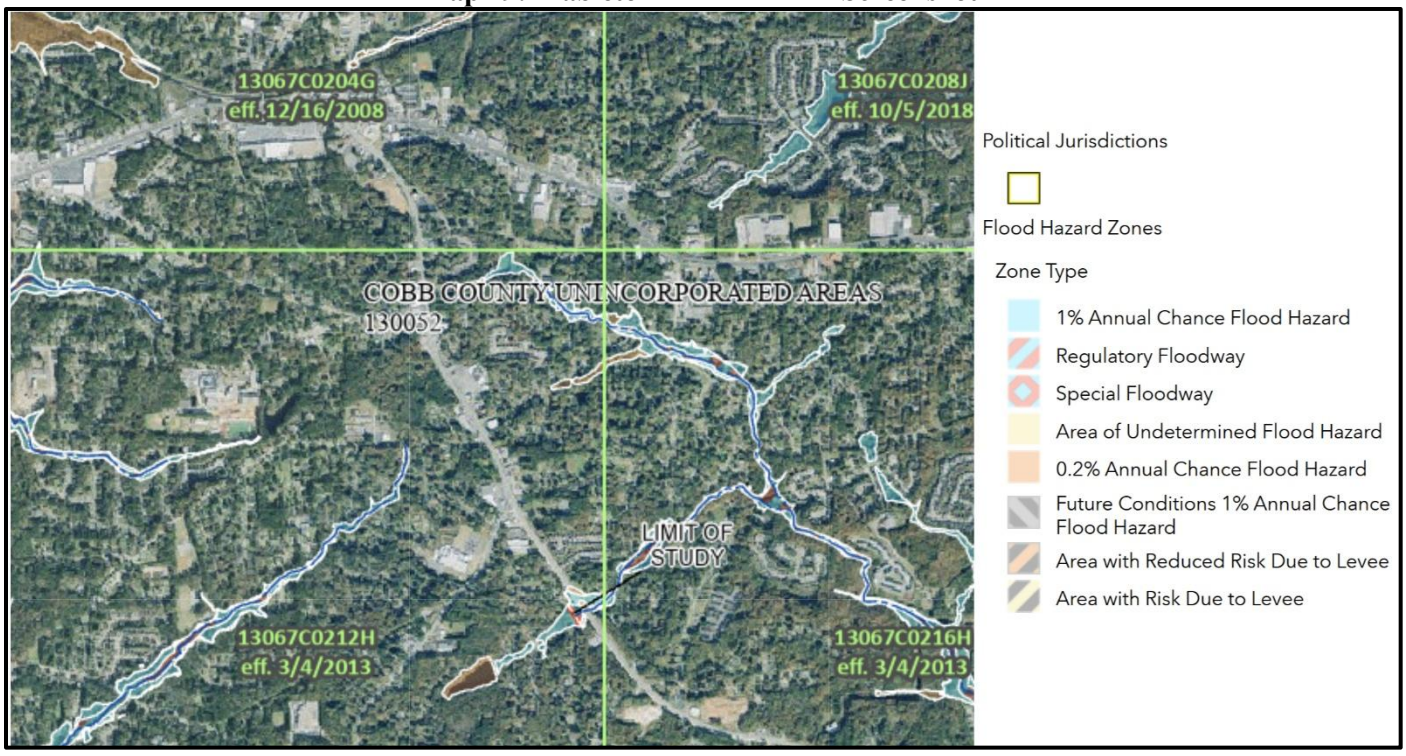
Map 28: Kennesaw FEMA FIRM Screenshot



Source: FEMA

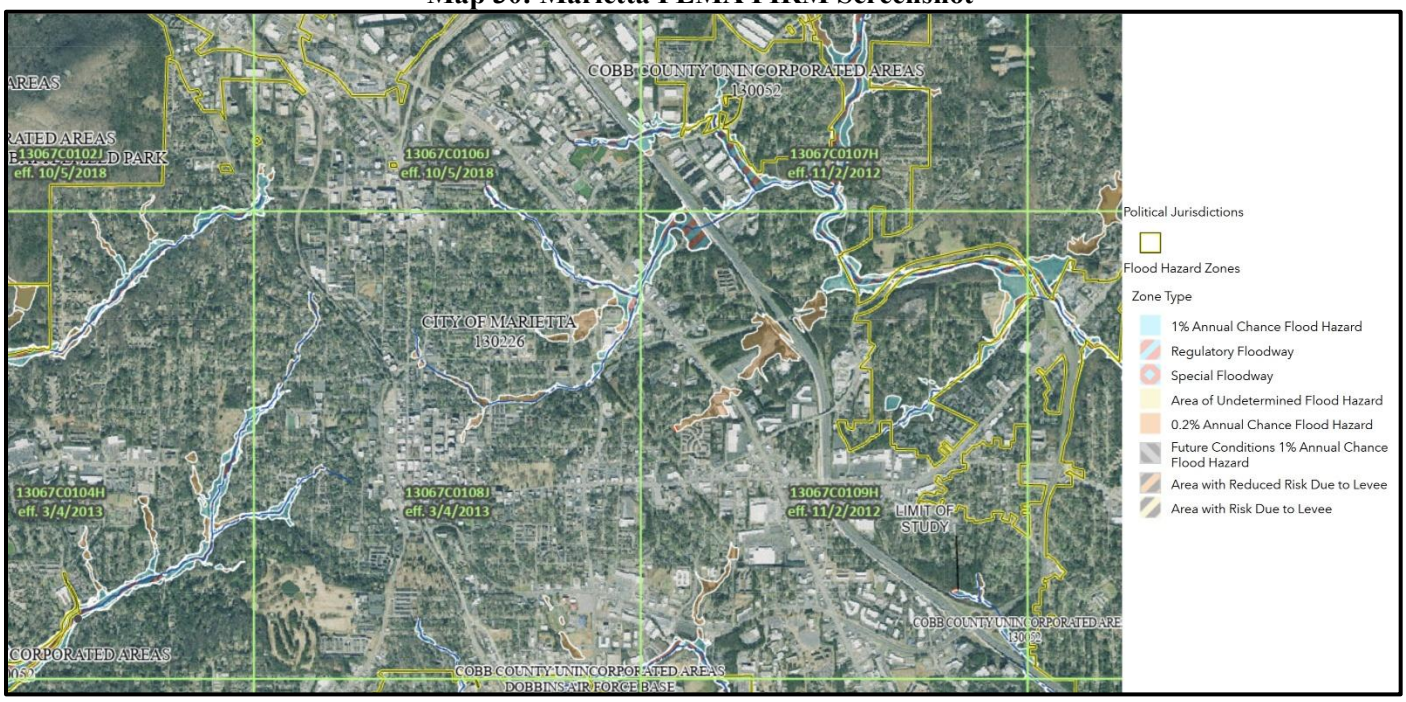
Please note that as of this plan, the City of Mableton was not mapped, however a map showing the area of the city is included for reference.

Map 29: Mableton FEMA FIRM Screenshot



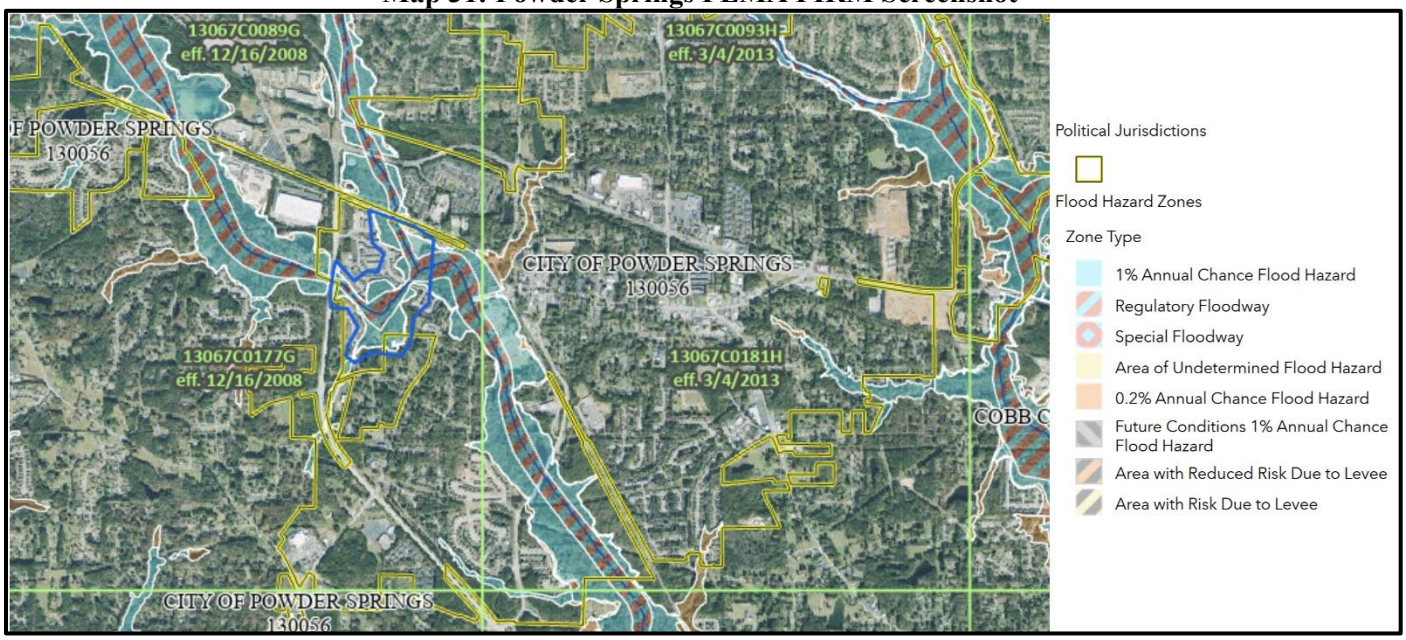
Source: FEMA

Map 30: Marietta FEMA FIRM Screenshot



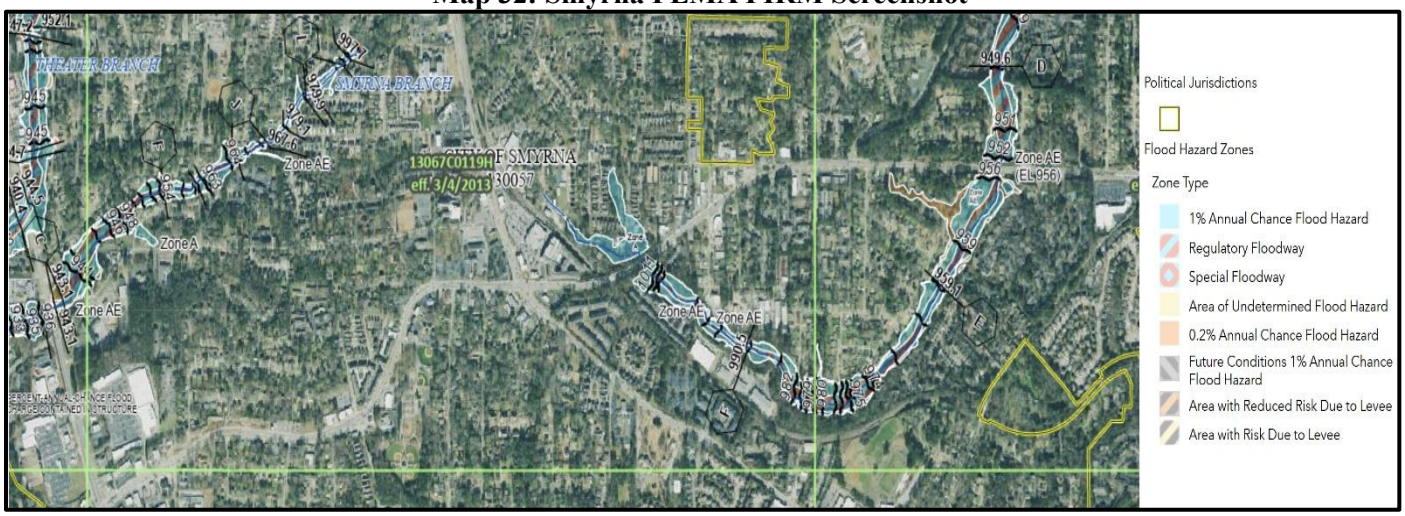
Source: FEMA

Map 31: Powder Springs FEMA FIRM Screenshot



Source: FEMA

Map 32: Smyrna FEMA FIRM Screenshot



Source: FEMA

SFHA boundaries are regulatory and, absent a map revision (e.g., LOMR/LOMA) or a new effective DFIRM, are unlikely to have changed materially since the last plan; accordingly, after a brief comparison review to confirm no substantive updates, this analysis uses the prior plan's DFIRM-based results as the baseline. The baseline was determined by using FEMA Digital Flood Insurance Rate Map (DFIRM) data, accessed via the National Flood Hazard Layer (NFHL), to characterize flood risk and estimate the extent of the SFHAs for participating jurisdictions within Cobb County. DFIRM SFHA polygons (Zones A, AE, AO, AH, VE, A99, AR) were clipped to the current jurisdiction boundary, in an equal-area projection, to compute acreage and the percentage of land area affected. Regulatory floodway acreage is calculated separately, as a subset of Zone AE. Any known preliminary changes or Letters of Map Change identified during the comparison review are noted, otherwise, reported acreages reflect the effective DFIRM/NFHL as of the analysis date. These results are suitable for community-level screening and prioritization, but are not a substitute for site-specific surveys, elevation certificates, or engineering studies.

Table 60: Cobb County Jurisdiction Flooding Extent

Jurisdiction	Area Within SFHA (square miles)	Area Within Floodway (square miles)
Cobb County (unincorporated)	27.2	10.2
Acworth	1.5	0.2
Austell	1.8	1.0
Kennesaw	0.7	0.1
Mableton	-	-
Marietta	1.2	0.5
Powder Springs	1.1	0.5
Smyrna	0.8	0.3

Source: USGS, NWS, participating jurisdictions
-: Not mapped

USGS and NWS records show that Cobb County can experience very large riverine and urban/flash-flood stages, with September 16–22, 2009 providing the upper bound for recent history. On Sweetwater Creek near Austell (USGS 02337000) the stage reached 30.82 ft with a peak flow of about 31,500 cfs, far exceeding the 0.2% (500-year) level and closing I-20. On the Chattahoochee River at Vinings, the gauge reached the highest level in its 81-year record at the time. For planning purposes, Cobb should assume that a future worst-case riverine event can meet or exceed the 2009 crests on major corridors (e.g., Chattahoochee at Vinings, Sweetwater near Austell), producing multiple bridge and roadway closures, inundation of structures and utilities within mapped Special Flood Hazard Areas, and hazardous overbank velocities. In small basins and built areas, short-fuse cloudbursts can rapidly overtop low crossings and culverts, with street depths on the order of 1–3 ft in low points and greater depths/velocities where channels are confined.

The following table summarizes a worst-case flood extent for each Cobb County jurisdiction by anchoring to the highest recorded stages at nearby USGS stream gauges. Please note that the majority of the highest or near-highest stages on

the gauges were from the September 2009 metro-Atlanta flood, the modern upper bound for the area. For each jurisdiction, the table lists the relevant gauge and record crest, then translates that stage into plain-language impacts.

Table 61: Cobb County Jurisdiction Flooding Extent

Jurisdiction	Gauge Name	USGS ID	Record Stage (ft)	Record Date	Worst-Case Extent Summary
Cobb County (unincorporated)	Sweetwater Creek near Austell	02337000	30.82	09/22/09	Multiple bridge and roadway closures including interstate approaches, swift debris-laden overbank flow, inundation of structures and utilities in SFHAs when approaching 2009 levels.
Cobb County (unincorporated)	Chattahoochee River at GA-280 (Vinings)	02336490	35.98	09/22/09	Significant inundation of low roads, parks, and access routes along mainstem, hazardous velocities in overbank areas.
Acworth	Allatoona Creek at Stilesboro Rd (NOAA AHPS point)	02393419	≈24 (record), Major ≈23	2009-09 (event)	5–6 ft on portions of Stilesboro Rd at record, closures near park and outlet crossings, yard/parking-lot flooding in adjacent neighborhoods, hazardous velocities at culverts and bridges.
Austell	Sweetwater Creek near Austell	02337000	30.82	09/22/09	Cuts key east–west routes including I-20 vicinity, floods low-lying industrial and commercial areas, dangerous currents in overbank areas.
Kennesaw	Noonday Creek at Hawkins Store Rd	02392950	17.20	09/21/09	Rapid street and yard flooding in low neighborhoods, overtopping at local crossings, short lead times for barricades near underpasses and culverts.
Kennesaw	Noonday Creek at Shallowford Rd	02392975	19.66	09/21/09	Street depths on order of 1–3 ft at low points during cloudbursts, higher depths and velocities in confined channel reaches.
Kennesaw	Butler Creek at Mack Dobbs Rd	02393377	14.27	09/21/09	Overtopping at small crossings, fast rises with limited warning in neighborhood corridors.
Mableton	Nickajack Creek at US-78/US-278	02336635	19.85	09/21/09	Nickajack Park inundation, backyard flooding along adjacent streets, limited detours where creek intersects arterials, damaging velocities in confined reaches.
Marietta	Sope Creek near Marietta	02335870	18.29	09/21/09	Quick rises through culvert and bridge networks, underpass flooding, lane closures on adjacent arterials, first-floor exposure near channel bends and low lots.
Marietta	Rottenwood Creek at Interstate North Pkwy	02335910	11.74	09/21/09	Localized road and parking lot flooding near the I-75 corridor, fast conveyance through culverts.
Powder Springs	Powder Springs Creek near Powder Springs	02336870	≈19.9	09/21/09	Rapid flooding of low crossings and streets, ~1–3 ft in low points, higher depths and velocities in channel pinch points, trails and greenways overtopped.
Smyrna	Nickajack Creek at US-78/US-278	02336635	19.85	09/21/09	Closures at constrained crossings, impacts to multifamily parking and first floors near low grades, limited alternate routes during peak.
Smyrna	Chattahoochee River at GA-280 (Vinings)	02336490	35.98	09/22/09	Mainstem backwater potential along Smyrna fringe, park and low road inundation.

Source: USGS, NWS, participating jurisdictions

The MPC views flooding as a countywide and regional hazard for Cobb County and all participating jurisdictions. A review of USGS/NWS records, FEMA flood maps, and local impact histories indicate that flooding is a concern across Cobb County, Acworth, Austell, Kennesaw, Mableton, Marietta, Powder Springs, and Smyrna, with broadly similar exposure and needs. Risk is elevated along creek valleys, at low water crossings, and in densely built areas where impervious cover accelerates runoff and overwhelms drainage. Vulnerable populations include residents living or working in mapped floodplains, mobile home communities and ground-floor multifamily units in low areas, drivers encountering flooded roadways, schools and childcare sites near streams, and users of critical facilities such as public safety, healthcare, water and wastewater systems located in or near SFHAs. The September 2009 event provides the modern upper bound for planning, and jurisdictions should assume future storms can produce similar or greater depths, velocities, and access disruptions.

5.11.3 Previous Occurrences

Flood events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. The following table summarizes Presidentially declared disasters affecting Cobb County:

Table 62: Cobb County Presidentially Declared Flood Disasters

Designation	Declaration Date	Incident Type	Individual Assistance	Public Assistance	Mitigation Grant Program
DR-1858-GA	09/24/2009	Severe Storms and **Flooding**	$58,999,962	$81,080,158	-
DR-1209-GA	03/11/1998	Georgia Severe Storms, Tornadoes, and **Flooding**	-	-	-
DR-980-GA	04/04/1993	Georgia Tornadoes, High Winds, **Heavy Rain**	-	-	-
DR-969-GA	12/01/1992	Georgia **Heavy Rain**, High Winds, Tornadoes	-	-	-
DR-857-GA	02/23/1990	Georgia **Flooding**, Severe Storm, Tornado	-	-	-
DR-214-GA	03/14/1966	Georgia **Flooding**	-	-	-

Source: FEMA
-: Not reported

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. There have been no Emergency Declarations related to flooding for Cobb County.

In Georgia, the Governor has the authority to declare a state of emergency or disaster under applicable state statutes. There have been no state declarations of emergency for flooding for Cobb County from 2019-2025.

In addition to federal and state declarations, historical event data provide insight into the frequency and impacts of flooding in Cobb County. The following table summarizes flood events identified in the NOAA NCEI Storm Events Database, including reported impacts from 1950 through 2025:

Table 63: Cobb County NCEI Flood and Flash Flood Events

Jurisdiction	Event Type	Number of Days with Events	Property Damage	Deaths and Injuries
Cobb County	Flood	13	$35,465,000	0
Cobb County	Flash Flood	29	$11,404,000	0
Acworth	Flood	3	$18,305,000	0

Table 63: Cobb County NCEI Flood and Flash Flood Events

Jurisdiction	Event Type	Number of Days with Events	Property Damage	Deaths and Injuries
Acworth	Flash Flood	2	$250,000	0
Austell	Flood	0	$0	0
Austell	Flash Flood	3	$3,000	0
Kennesaw	Flood	0	$0	0
Kennesaw	Flash Flood	2	$0	0
Mableton	Flood	0	$0	0
Mableton	Flash Flood	0	$0	0
Marietta	Flood	4	$0	0
Marietta	Flash Flood	6	$630,000	0
Powder Springs	Flood	0	$0	0
Powder Springs	Flash Flood	2	$1,212,000	0
Smyrna	Flood	0	$0	0
Smyrna	Flash Flood	0	$0	0

Source: NCEI

It is worth noting that damage estimates indicated by the NCEI are often artificially low. This underreporting is a result of the way the events are reported to the NCEI, often by the local and/or NWS office. When reporting an event, the NWS office does not have access to the actual damage assessment resulting from that event. As such, the report often details a very low amount or zero-dollar amount for damages. Additionally, many of the recorded events impacted large portions of the county, and were not specifically tied to a single jurisdiction.

Recent NCEI recorded events of note include:

- **February 6, 2020**: A line of thunderstorms ahead of a strong cold front moved into northwest Georgia in the pre-dawn hours and swept across north and central Georgia through the morning into the afternoon producing numerous reports of damaging thunderstorm winds and an isolated tornado. Storms along the front also produced heavy rainfall, ranging from 1.5 to 4 inches, with higher amounts up to 6 inches, particularly over north Georgia. These rainfall amounts produced flash flooding over north and central Georgia. Social media post indicated water flowing over the roadway at Loring Road near Butler Creek. Radar estimates indicate that 2.5 to 4 inches of rain occurred, falling on already wet soils and resulting in flash flooding.
- **September 20–21, 2009:** A historic and catastrophic flood event affected much of north and central Georgia, including Cobb County and the western and northwestern suburbs of Atlanta. The event resulted from a stagnant upper-level weather pattern combined with deep tropical moisture, producing persistent and highly efficient rainfall over several days. Rainfall intensified on September 20–21 when repeated thunderstorms trained over the same areas for more than 12 hours, particularly across Carroll, Paulding, Cobb, and adjacent counties. Rainfall totals of 15 to more than 20 inches were recorded across portions of Cobb County and nearby areas, with widespread totals of 10 to 15 inches across the Atlanta metropolitan region. The excessive rainfall fell on already saturated ground, resulting in some of the most severe flooding ever documented in the region. Eleven fatalities were reported statewide, primarily from vehicle-related incidents involving flooded roadways and washed-out bridges. Property damage was estimated at $500 million or more, with hundreds of homes and businesses destroyed and numerous state and local bridges damaged or washed out, some requiring months to a year for replacement. Cobb County was included among the 18 counties receiving a presidential disaster declaration, with additional counties eligible for public assistance. Within and near Cobb County, some of the most severe flooding occurred along Sweetwater Creek, where water levels rose more than 20 feet above flood stage, inundating and destroying hundreds of homes. Numerous creeks, streams, and rivers across the region reached record or near-record flood levels, including Sweetwater Creek at Austell, Nickajack Creek at Mableton, and Noonday Creek near Woodstock. Many waterways remained above flood stage for several days, underscoring the severity and duration of the event and its significance as the benchmark flood event for Cobb County and the greater Atlanta region in the modern period.

Many flooding and flash flood events affecting Cobb County are not listed as discrete entries in the NOAA NCEI Storm Events Database for the county. The NCEI database documents events that meet specific reporting thresholds, such as confirmed fatalities, injuries, significant property damage, or documented disruptions to commerce. Flooding and flash flood events in Cobb County often result in localized roadway inundation, creek and tributary overbanking, short-duration access issues, or minor erosion, particularly in urbanized drainage basins, and may not trigger formal reporting if impacts are limited or short lived. In addition, heavy rainfall events affecting Cobb County as part of larger regional storm systems may be captured in broader state or metropolitan summaries but are not always coded at the county level unless impacts are formally documented and attributed to a specific location. This combination of reporting criteria, impact thresholds, and data limitations explains why several known flood and flash flood occurrences in Cobb County appear in climatological records or local narratives but are absent or sparse in the official NCEI Storm Events Database for the county.

To illustrate the types and magnitude of flood and flash flood impacts experienced locally, the following summary highlights notable events affecting Cobb County over the past two decades based on regional climatological records, documented impacts, and local experience:

- **September 2023:** Heavy rainfall associated with a slow-moving storm system produced localized flash flooding across portions of Cobb County. Impacts included roadway flooding, temporary road closures, overwhelmed stormwater systems, and minor flooding of low-lying properties. Structural damage was limited, but emergency response, traffic management, and drainage cleanup impacts are reasonably estimated in the tens to low hundreds of thousands of dollars.
- **January 2023:** A prolonged rainfall event affected north Georgia, including Cobb County, resulting in saturated soils and localized flooding along creeks and drainage corridors. Impacts included ponding on roadways, minor erosion, and short-term access issues in flood-prone areas. No comprehensive damage totals were reported, but operational and response costs are estimated in the tens of thousands of dollars.
- **February 2020:** Heavy rainfall associated with a regional storm system produced localized flooding in urbanized portions of Cobb County. Impacts included creek overbanking, roadway flooding, and temporary closures of low-lying roads. While residential impacts were limited, response and cleanup activities are reasonably estimated in the tens to low hundreds of thousands of dollars.
- **September 2018:** Intense rainfall from a tropical system affected the metro Atlanta region, including Cobb County, resulting in localized flash flooding. Impacts included flooded roadways, drainage system surcharging, and minor property impacts in low-lying areas. Structural damage was limited, but transportation disruptions and emergency response costs are estimated in the low hundreds of thousands of dollars.

The Secretary of Agriculture is authorized to designate counties as disaster areas to make emergency loans available to producers suffering losses in those counties and in counties that are contiguous to a designated county. USDA Secretarial disaster designations must be requested of the Secretary of Agriculture by a governor or the governor's authorized representative, and there is an expedited process for flooding. No flood related Secretarial Disaster Declarations for the 10-year period of 2017 to 2024 for Cobb County were recorded.

5.11.4 Probability of Future Incidents

Based on historical occurrences, Cobb County will continue to experience flood events on an annual basis. The definition of each flood zone's classification is used for the purpose of calculating the yearly probability of a riverine flood. Jurisdictions with property in a 100-year floodplain can expect a 1% annual chance of flooding within the designated areas. Jurisdictions with property in a 500-year floodplain can expect a 0.2% annual chance of flooding within the designated areas. FEMA FIRMs can be consulted to provide assistance in determining flooding probability for jurisdictions within Cobb County.

The following tables, using data from the NCEI, indicate the yearly probability of a flood or flash flood event, the number of deaths or injuries, and estimated property damage for Cobb County based on 75 years' worth of reporting data:

The NOAA National Centers for Environmental Information Storm Events Database provides a standardized and nationally consistent record of flood and flash flood events that meet defined reporting thresholds, including fatalities, injuries, and documented property damage, and therefore offers a defensible and conservative basis for estimating the probability of future flood-related hazards in Cobb County. While the database does not capture every flooding occurrence, particularly localized or short-duration events common in urban and suburban drainage systems, it documents events with verified impacts and establishes a minimum, historically supported likelihood of flood and flash flood occurrence without overstating frequency. The following table summarizes 75 years of NCEI flood and flash flood event data, providing long-term historical context for estimating probability and impacts, even though many events primarily involve roadway flooding or short-term access issues without documented losses:

Table 64: Cobb County NCEI Flood and Flash Flood Event Probability Summary

Event Type	Days with Event	Average Events per Year	Deaths / Injuries	Average Deaths / Injuries per Year	Property Damage	Average Property Damage per Year
Flood	13	<1	0	0	$35,465,000	$472,867
Flash Flood	29	<1	0	0	$11,404,000	$152,053

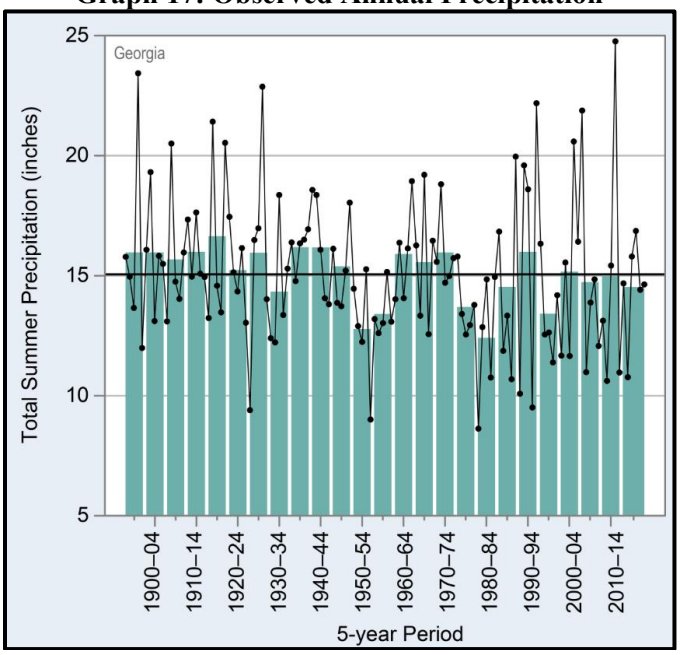
Source: NCEI

5.11.5 Projected Changes in Location, Intensity, Frequency, and Duration

The location, intensity, frequency, and duration of flooding are influenced by a combination of natural and human-induced factors. Continued urbanization, deforestation, and changes in land use can alter natural drainage patterns along with burn scars from wildfires. The conversion of natural landscapes to impervious surfaces, such as roads and buildings, reduces the ability of the land to absorb water, leading to increased runoff and the potential for urban flooding. Alterations to river channels, including channelization and dam construction, can influence the flow of water. Modifications may lead to changes in river behavior, affecting the potential for both upstream and downstream flooding. Poorly planned infrastructure, inadequate stormwater management, and the lack of effective drainage systems in urban areas can contribute to localized flooding. The increase in impervious surfaces reduces natural infiltration, leading to more runoff during rainfall events.

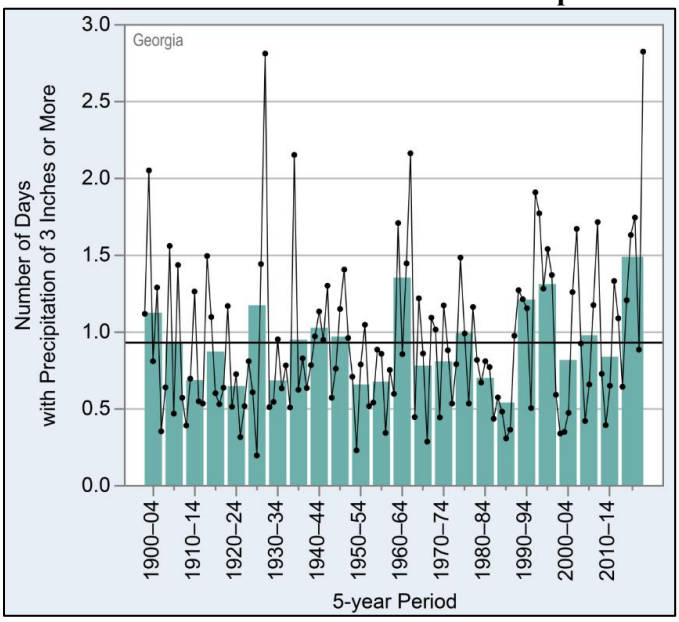
The NOAA NCEI State Climate Summary 2022 for Georgia indicates that annual precipitation in Georgia averages 42 inches each year. Both annual and seasonal (winter and summer) precipitation amounts have been above the long-term average since 1990. Additionally, Georgia has experienced a substantial increase in the number of heavy rain events, with the past 26 years having the some of the highest levels on record since the historic peak from 1910 to 1914. The following graphs, from the NOAA NCEI State Climate Summary 2022 for Georgia, detail precipitation patterns:

Graph 17: Observed Annual Precipitation



Source: NOAA NCEI Summary 2022 for Georgia

Graph 18: Observed Number of 3” Extreme Precipitation Events



Source: NOAA NCEI Summary 2022 for Georgia

5.11.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI’s relative scale while providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 65: Participating Jurisdiction Inland Flood Risk Summary

	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Inland Flood Risk Rating	Relatively Moderate	Relatively Low	Relatively Moderate	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low
Average Frequency	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.2

Source: FEMA NRI

Table 66: Participating Jurisdiction Inland Flood EAL Summary

	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Inland Flood EAL Rating	Relatively Moderate	Relatively Low	Relatively Moderate	Relatively Low	Relatively Low	Relatively Low	Relatively Moderate	Relatively Low
EAL $	$4,571,092	$83,138	$280,126	$248,448	$293,112	$693,966	$182,990	$399,329

Source: FEMA NRI

FEMA Hazus

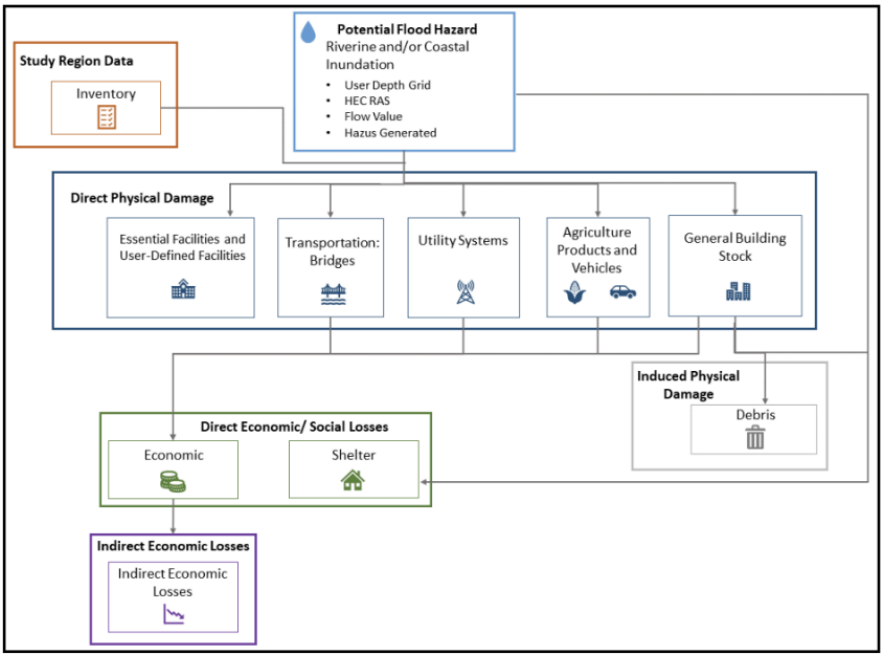
For the purposes of this plan, the Hazus Flood Model was used to estimate the potential consequences of flooding within the planning area. The resulting loss estimates are intended to characterize the relative scale, distribution, and types of damage and disruption that could occur during a modeled flood event, rather than to predict site-specific or event-specific outcomes.

Hazus applies GIS-based analysis to combine flood hazard data with inventory information on buildings, population, and infrastructure. Model outputs are presented in tabular and map formats and include estimates of structural damage,

population displacement, sheltering needs, and economic losses. These results support comparison across locations and help inform mitigation priorities and planning decisions.

The following figure provides a conceptual overview of the Hazus Flood Model methodology, illustrating the primary analysis modules and how they interact to generate flood loss and consequence estimates.

Figure 11: Hazus Flood Model Methodology



Source: FEMA

The Hazus model was applied to provide Cobb County with a consistent and defensible methodology for identifying where flood impacts are most likely to occur and the relative severity of those impacts. The model supports evaluation of flood risk along mapped flood-hazard corridors as well as streams and rivers with drainage areas of ten square miles or greater, allowing impacts to be compared across different areas of the county.

Hazus estimates population displacement based on the modeled inundation area rather than solely on structural damage. As a result, individuals and households may be considered displaced even when buildings experience little or no physical damage. Displacement may occur due to evacuation orders, restricted access caused by flooded roadways, or temporary loss of essential services, reflecting the broader impacts of flooding on residents' ability to safely occupy or access their homes.

Sheltering needs are also derived from the displaced population rather than the level of structural damage. Hazus estimates the number of individuals likely to require government-provided short-term shelter by applying income and age adjustment factors to displaced households. These factors reflect that shelter use is more common among lower-income households and individuals without nearby family or social support networks. Because demographic characteristics vary by jurisdiction, the proportion of displaced residents seeking shelter differs from county to county.

Hazus incorporates flood depth in its damage modeling using FEMA depth-damage functions. Model outputs capture building damage by occupancy class and damage percentage categories. Occupancy classes include agricultural, commercial, educational, governmental, industrial, religious, and residential uses. Damage categories are reported in 10-percent increments up to 50 percent, with buildings sustaining more than 50 percent damage classified as substantially damaged for planning purposes.

In addition to estimating structural damage, Hazus calculates repair costs for affected buildings, losses to building contents and business inventory, and associated economic impacts. Economic losses include business interruption,

rental income losses, and costs related to repair activities, job disruption, and temporary housing needs. These indirect losses provide insight into the broader economic consequences of flooding beyond physical damage.

Certain Hazus outputs, particularly damaged building counts, are subject to uncertainty. The flood model performs its analysis at the census block level and applies a series of distributions to relatively small numbers of buildings within each block, increasing sensitivity to rounding errors. Hazus reports include the following disclaimer: "Unlike the earthquake and hurricane models, the flood model performs its analysis at the census block level… the application of these distributions and the small number of buildings make the flood model more sensitive to rounding errors that introduce uncertainty into the building count results." Additionally, losses are estimated for building classes rather than individual structures using weighted flood depths and assumed first-floor elevations.

Hazus results presented in this plan are intended for planning-level analysis and comparison purposes and should not be interpreted as precise predictions of damage for any specific flood event or individual structure. Relevant Hazus outputs are summarized in the following sections.

Population

A primary concern with this hazard is human health safety issues, as extreme heat can be a direct cause of death. Specific at-risk groups include outdoor workers, farmers, young children, and senior citizens. Impacts on human health can include:

- **Loss of Life**: Flooding is one of the leading causes of weather-related fatalities worldwide. Fast-rising floodwaters can lead to drowning and other water-related accidents, resulting in the tragic loss of lives.
- **Injuries:** Floods can cause injuries due to waterborne diseases, contaminated floodwaters, debris, and accidents during evacuation or rescue operations.
- **Displacement:** Many people may be forced to evacuate their homes during floods and will require emergency shelter or temporary housing. Prolonged displacement can be emotionally and economically challenging.
- **Health Risks:** Floodwaters often contain pollutants, sewage, and hazardous materials. Exposure to contaminated water can lead to waterborne diseases, infections, and other health risks.
- **Mental Health Effects:** Survivors of floods may experience a range of emotional and psychological challenges, including post-traumatic stress disorder, anxiety, depression, and grief.
- **Food and Water Shortages:** Floods can contaminate water supplies and disrupt the distribution of food. This can lead to shortages of clean drinking water and essential food items.
- **Impact on Vulnerable Populations:** Vulnerable populations, including the elderly, children, people with disabilities, and those living in poverty, are often disproportionately affected by floods due to limited resources and mobility challenges.

Especially critical is timely evacuation orders, and adherence to those orders. If evacuation is not heeded, or flood waters rise quickly enough, citizens could drown or become trapped for extended periods of time with no access to services or medical care. Of special concern are long-term care and medical facilities where it can take longer to evacuate, or evacuation may be impossible. Additionally, lower income citizens may not have the means to relocate, whether it be lack of transportation or lack of resources to afford temporary shelter.

Using available GIS data, the following table indicates the number of people in the 100-year and 500-year floodplains for each participating jurisdiction:

Table 67: Population in 100-Year and 500-Year Floodplains

Jurisdiction	100-Year Floodplain	500-Year Floodplain
Cobb County (unincorporated)*	4,622	5,368
Acworth	88	88
Austell	235	315
Kennesaw	108	202
Mableton	-	-
Marietta	847	1,031

Table 67: Population in 100-Year and 500-Year Floodplains

Jurisdiction	100-Year Floodplain	500-Year Floodplain
Powder Springs	281	360
Smyrna	211	322

Source: Hazus and Reliant Solutions
*: Data includes Mableton
-: City data unavailable

The following table provides the Hazus results for displaced households, person seeking shelter, and the total displaced population for each participating jurisdiction:

Table 68: Cobb County Hazus Flood Scenario Displaced Population

Jurisdiction	Displaced Households	Displaced Population	Persons Seeking Shelter
Cobb County (unincorporated)*	2,745	8,235	2,219
Acworth	29	88	53
Austell	78	235	119
Kennesaw	36	108	47
Mableton	-	-	-
Marietta	282	847	348
Powder Springs	94	281	139
Smyrna	70	211	62

Source: FEMA Hazus
*: Data includes Mableton
-: City data unavailable

Buildings and Structures

Flooding can cause significant and often costly damage to buildings and structures, resulting in service disruptions, infrastructure damage, and safety risks. The severity of impacts depends on factors such as flood depth and duration, flow velocity, soil conditions, building design, and the effectiveness of floodplain management measures.

Common flood-related impacts to buildings and facilities may include foundation damage caused by soil erosion, scour, or liquefaction, which can lead to settlement, cracking, or structural instability. High water pressure and fast-moving floodwaters may crack walls, warp floors, or cause partial structural failure, particularly in older buildings or those not designed for flood resistance. In extreme cases, rapid inundation or severe foundation failure may result in building collapse.

Floodwaters may infiltrate buildings even during shallow flooding, allowing moisture to penetrate walls, floors, and structural components. This seepage can damage insulation, electrical systems, and wooden framing, and creates conditions favorable for mold growth. Interior components such as drywall, flooring, furniture, and appliances are especially vulnerable, particularly when floodwaters contain contaminants such as sewage, chemicals, or debris.

Electrical systems may short-circuit when exposed to floodwater, creating risks of fire or electrocution. Heating, ventilation, air conditioning, and plumbing systems are also susceptible to water damage, potentially disrupting potable water supply, sanitation, and indoor climate control. After floodwaters recede, persistent moisture can result in mold and mildew development, which may pose health risks to occupants and contribute to long-term deterioration of building materials. Prolonged exposure to moisture may also cause wood rot and corrosion of metal components, weakening structural integrity over time and increasing repair costs.

Using available GIS data, the following table indicates the number of buildings in 100-year and 500-year floodplains for each participating jurisdiction. Additionally, for the purposes of this LHMP, the median home value is used as a proxy for the average building valuation of structures located within the FEMA floodplain because residential buildings comprise the majority of floodplain structures and median values reduce distortion from high-value outliers while providing a conservative, stable estimate appropriate for planning-level analysis. In Cobb County, the median sale price of a home is around $418,000 (recent local market data). This methodology aligns with FEMA hazard mitigation

planning guidance allowing reasonable assumptions when parcel-level valuation data are not available, and is sufficient for estimating relative risk and supporting mitigation prioritization:

Table 69: Buildings in 100-Year Floodplains

Jurisdiction	100-Year Floodplain	100-Year Floodplain Valuation	500-Year Floodplain	500-Year Floodplain Valuation
Cobb County*	655	$273,790,000	831	$347,358,000
Acworth	11	$4,598,000	11	$4,598,000
Austell	24	$10,032,000	37	$15,466,000
Kennesaw	15	$6,270,000	36	$15,048,000
Mableton	-	-	-	-
Marietta	86	$35,948,000	102	$42,636,000
Powder Springs	21	$8,778,000	39	$16,302,000
Smyrna	32	$13,376,000	54	$22,572,000

Source: Hazus, Reliant Solutions, home valuation
*: Data includes Mableton
-: City data unavailable

The following table provides the Hazus results for damaged building, destroyed buildings, and total economic loss for each participating jurisdiction:

Table 70: Cobb County Hazus Flood Scenario Building and Economic Impacts

Jurisdiction	Damaged Buildings	Destroyed Buildings	Total Economic Loss
Cobb County (unincorporated)*	1,305	222	$1,593,000,000
Acworth	10	0	$8,630,000
Austell	22	6	$54,330,000
Kennesaw	13	2	$29,230,000
Mableton	-	-	-
Marietta	81	13	$220,690,000
Powder Springs	16	0	$27,980,000
Smyrna	27	0	$23,210,000

Source: FEMA Hazus
*: Data includes Mableton
-: City data unavailable

Critical Facilities in Floodplains

Critical facilities 100-year floodplain in Cobb County include assets that must remain safe, accessible, and operational during floods, such as Emergency Operations Centers (EOCs), public safety facilities, hospitals, and schools. The following table provides the Hazus results for damaged essential facilities for each participating jurisdiction:

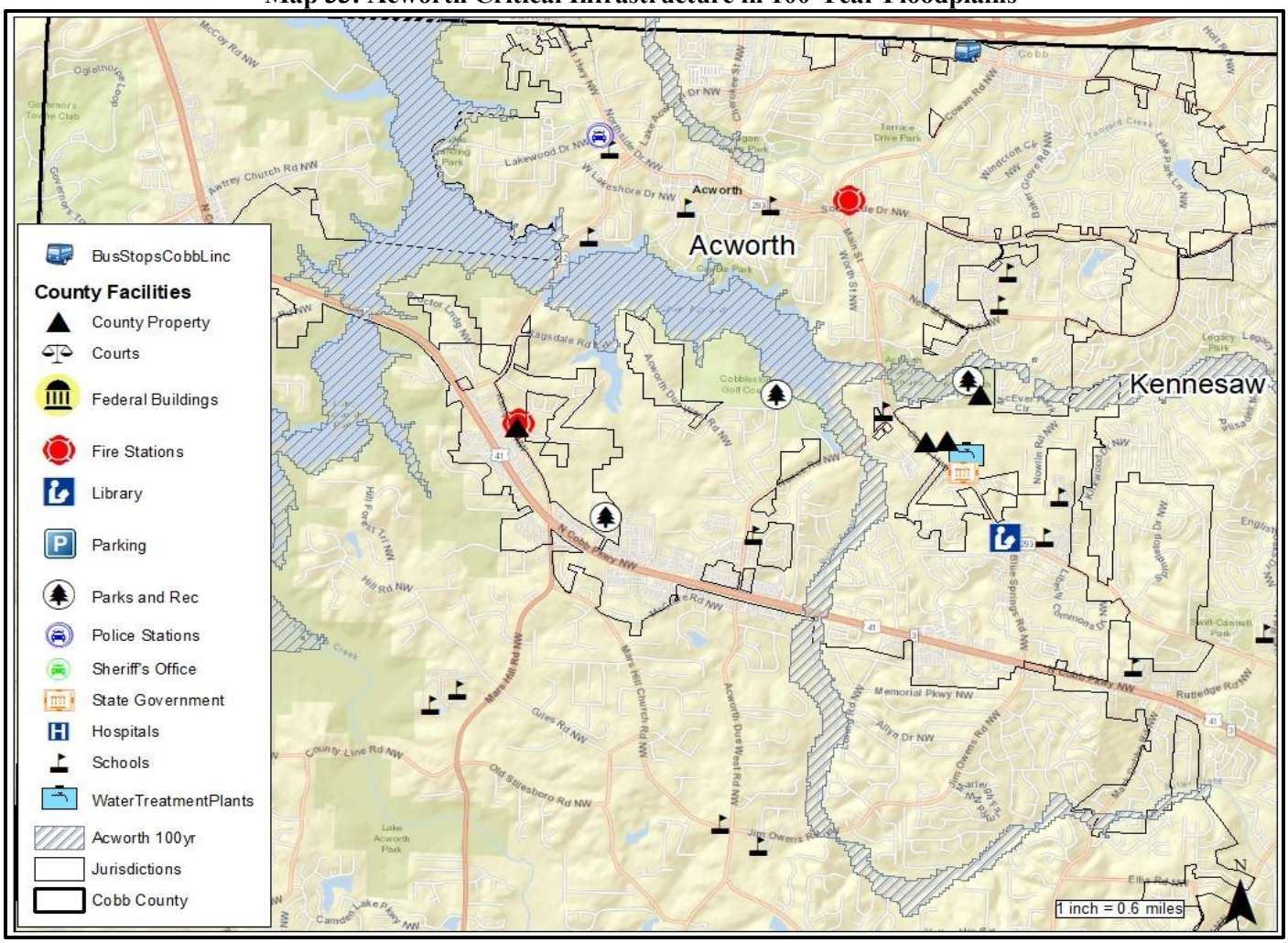
Table 71: Cobb County Hazus Flood Scenario Expected Damage to Essential Facilities

Jurisdiction	EOCs	Fire Stations	Hospitals	Police Stations	Schools
Cobb County (unincorporated)*	0	1 (moderate)	0	0	2 (moderate) 2 (loss of use)
Acworth	0	0	0	0	0
Austell	0	0	0	0	0
Kennesaw	0	0	0	0	0
Mableton	-	-	-	-	-
Marietta	0	0	0	0	0
Powder Springs	0	0	0	0	0
Smyrna	0	0	0	0	0

Source: FEMA Hazus
*: Data includes Mableton
-: City data unavailable

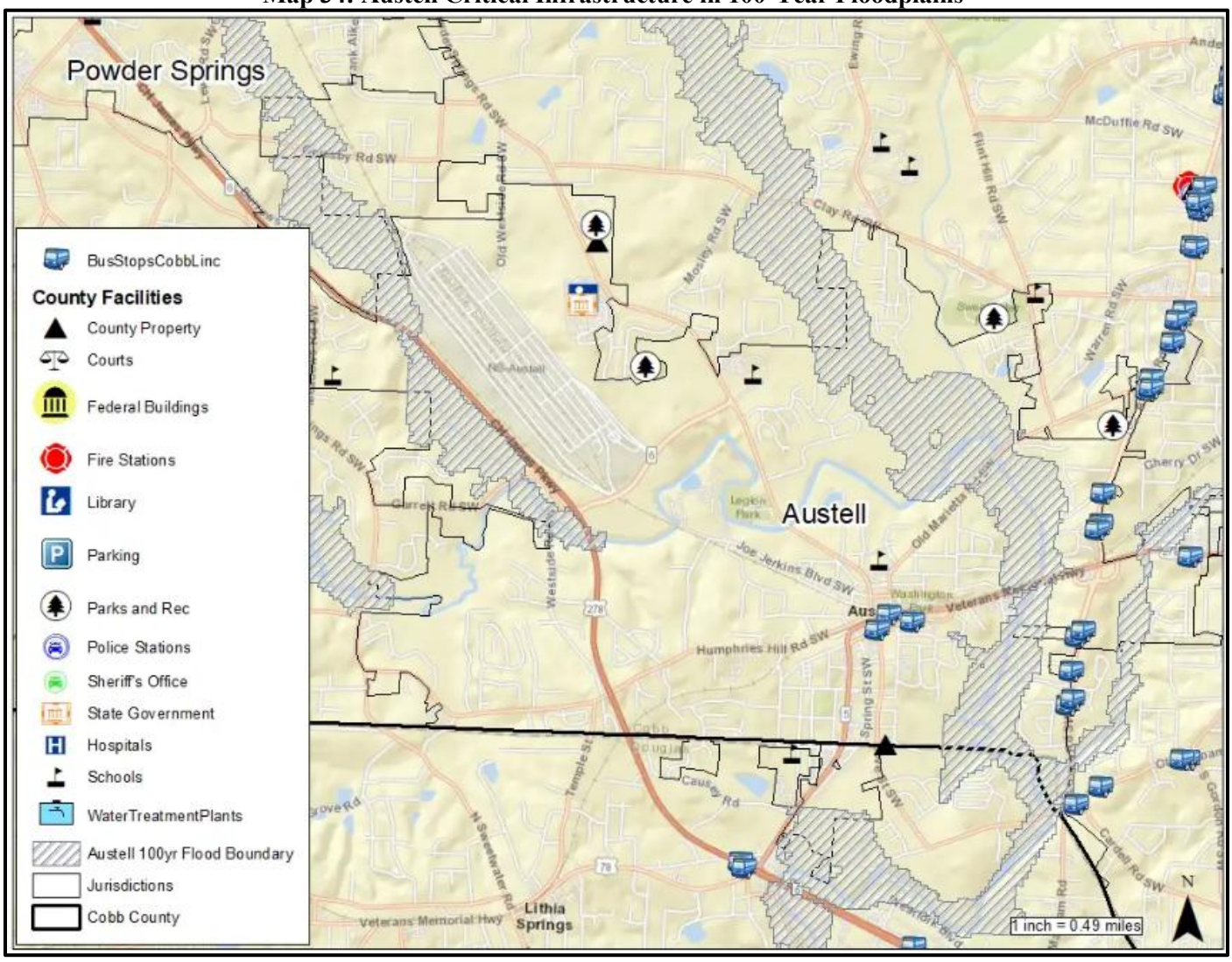
The following jurisdictional maps indicate the location of critical facilities and transportation infrastructure in relation to identified 100-year floodplains:

Map 33: Acworth Critical Infrastructure in 100-Year Floodplains



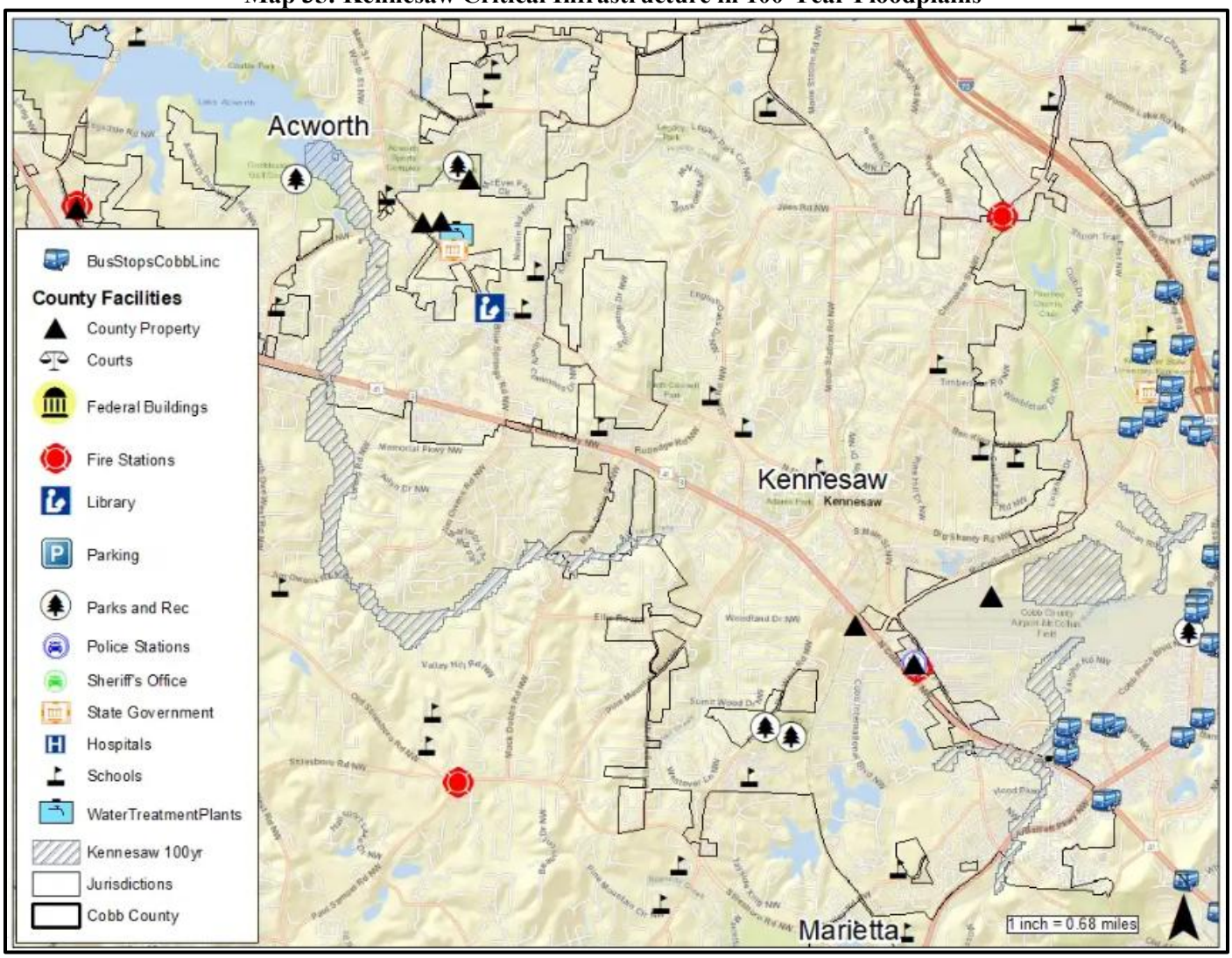
Source: Cobb County and Reliant Solutions

Map 34: Austell Critical Infrastructure in 100-Year Floodplains



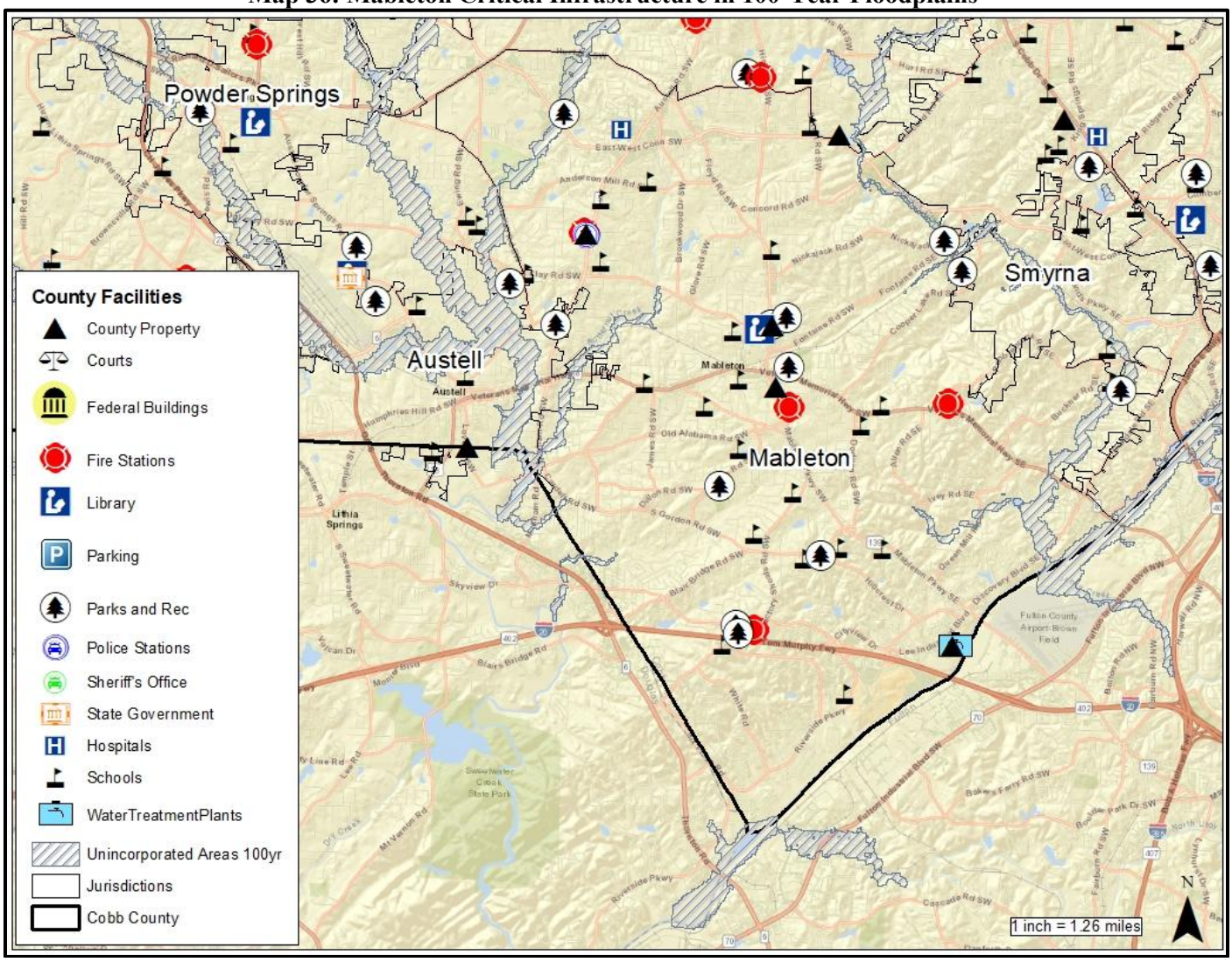
Source: Cobb County and Reliant Solutions

Map 35: Kennesaw Critical Infrastructure in 100-Year Floodplains



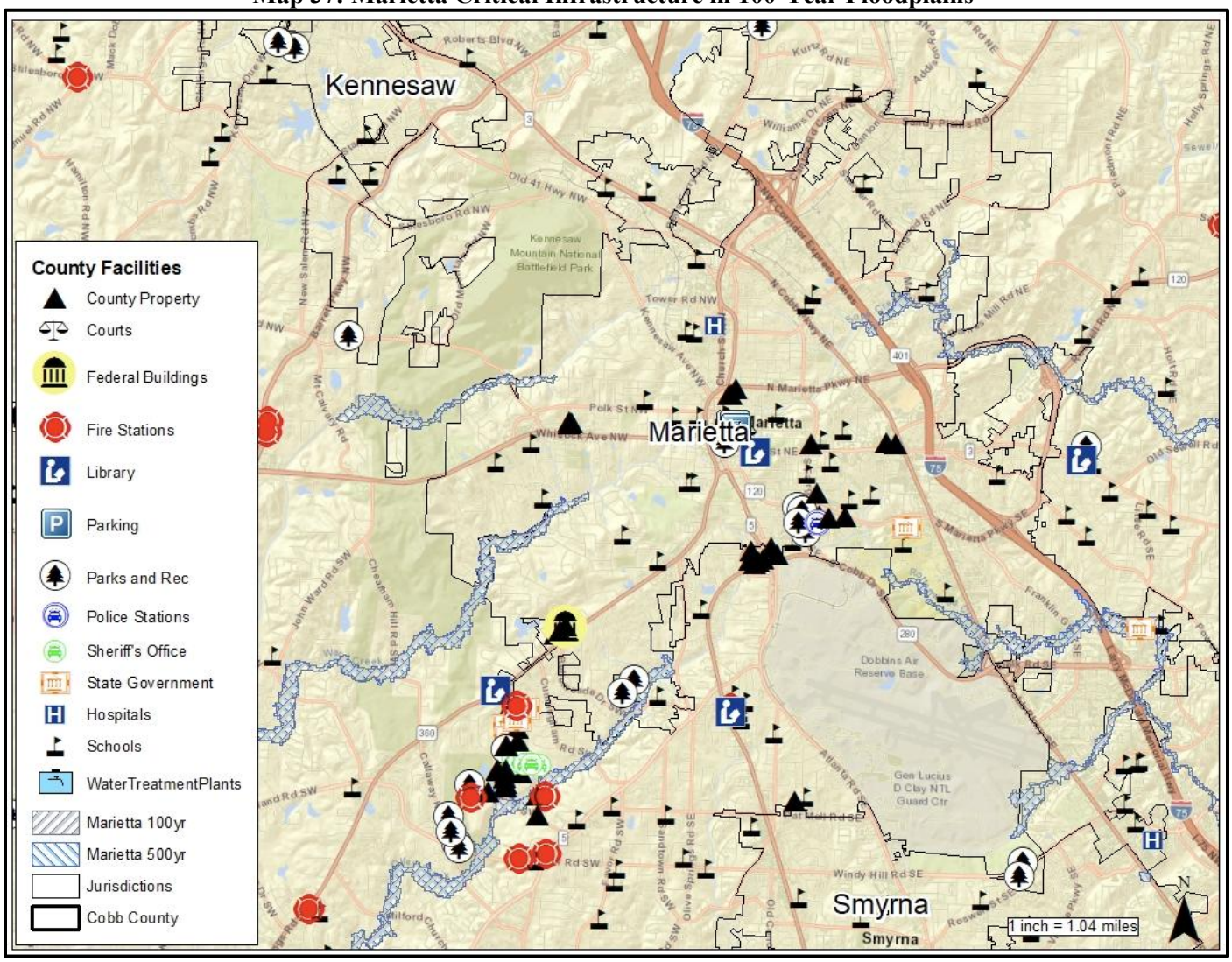
Source: Cobb County and Reliant Solutions

Map 36: Mableton Critical Infrastructure in 100-Year Floodplains



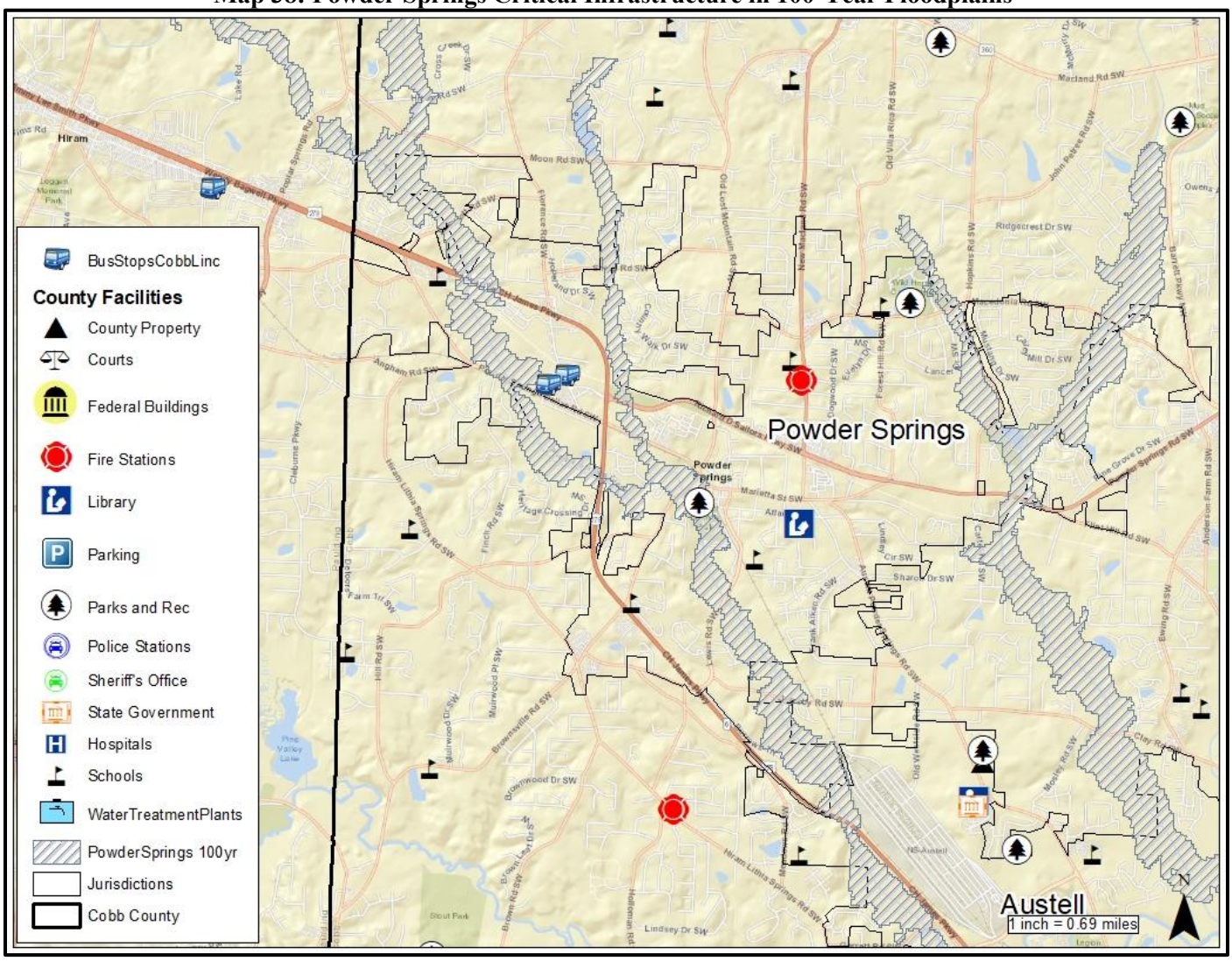
Source: Cobb County and Reliant Solutions

Map 37: Marietta Critical Infrastructure in 100-Year Floodplains



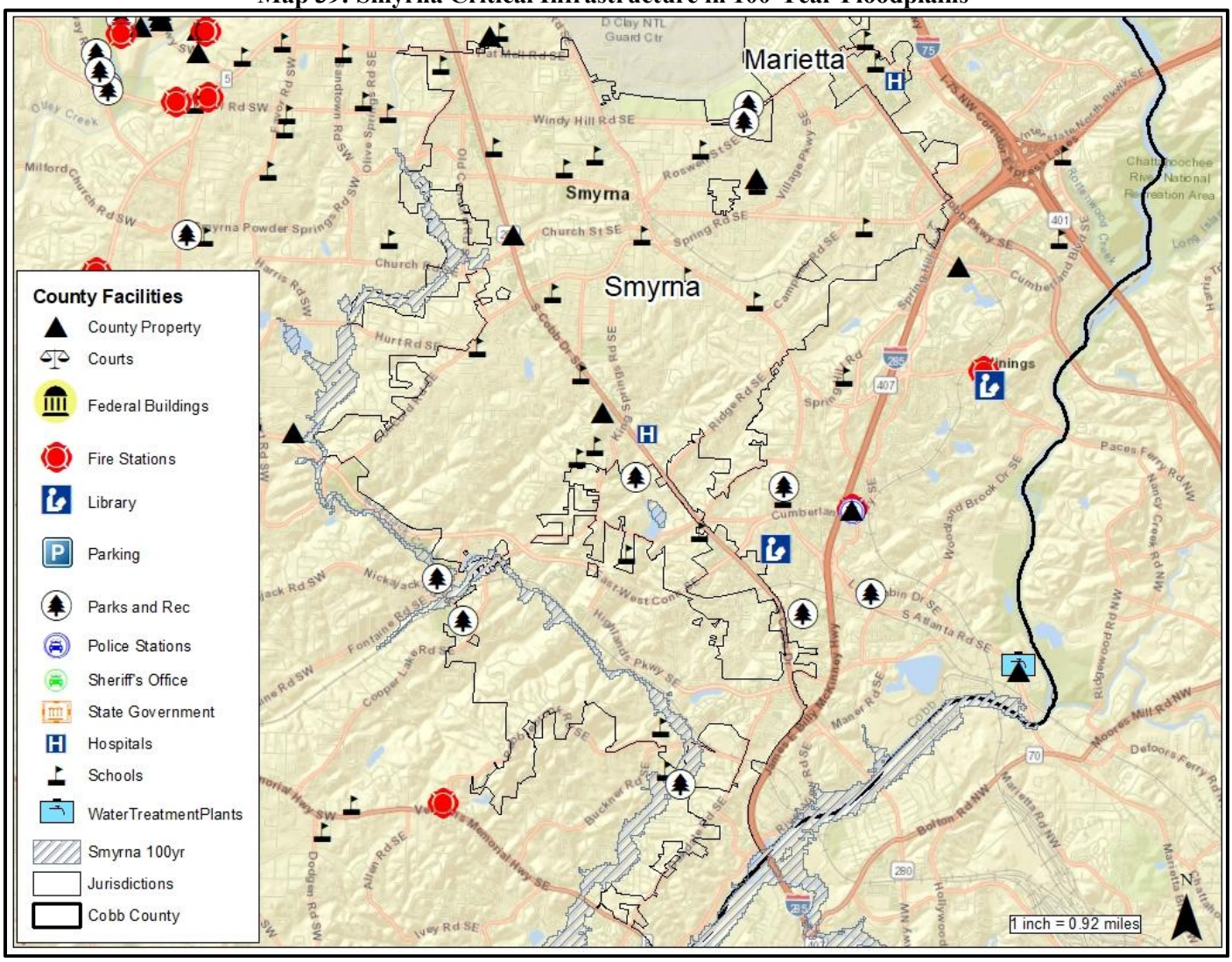
Source: Cobb County and Reliant Solutions

Map 38: Powder Springs Critical Infrastructure in 100-Year Floodplains



Source: Cobb County and Reliant Solutions

Map 39: Smyrna Critical Infrastructure in 100-Year Floodplains



Source: Cobb County and Reliant Solutions

Transportation Infrastructure

Flooding can significantly impact transportation infrastructure by damaging roadways, bridges, culverts, and supporting systems. Floodwaters can cause scour and erosion, washing away soil beneath roads and bridge foundations and destabilizing structures. Prolonged inundation can weaken pavement materials, leading to cracking, potholes, surface deterioration, and eventual roadway failure, particularly in areas not designed for prolonged water exposure.

Bridges and overpasses are especially vulnerable during flood events, as elevated water levels and debris impacts can place excessive stress on piers and support structures. Culverts may become blocked by debris, causing water to overtop roadways or erode surrounding roadbeds. Flooding may also render roads impassable due to standing water or swift currents, restricting access for residents and emergency responders.

In areas with sloped terrain, flooding can trigger landslides, mudslides, or debris flows that bury or block transportation routes and require extensive cleanup and repair. Repeated flooding over time may weaken road and bridge foundations even when damage is not immediately visible, contributing to long-term deterioration and increased maintenance or reconstruction needs.

Electrical Infrastructure

Flooding can adversely affect electrical generation, transmission, and distribution systems, particularly where infrastructure is located in low-lying or flood-prone areas. Electrical substations are especially vulnerable to inundation,

as floodwaters can damage transformers, circuit breakers, and switchgear, resulting in equipment failure and widespread power outages.

Floodwaters may also compromise oil-insulated transformers by causing leaks or contamination, leading to extended outages and costly repairs. Saturated soils and debris impacts can undermine transmission towers and utility poles, increasing the risk of structural failure. Flooding can also bring down power lines through debris impacts or falling trees weakened by saturated ground conditions.

Prolonged exposure to floodwaters may cause corrosion of electrical components, shortening equipment lifespan and increasing the likelihood of future failures. Water infiltration into underground electrical vaults, cabling, and metering equipment can result in short circuits, service disruptions, and safety hazards, including fire or electrocution risks.

Water and Wastewater Utilities
Water and wastewater utilities are particularly vulnerable to flood events due to the potential for damage to treatment facilities, pumping stations, and distribution systems. Flooding can inundate water treatment plants, damaging pumps, electrical systems, and filtration equipment, which may compromise the ability to safely treat drinking water.

Wastewater treatment facilities may be overwhelmed by floodwaters, resulting in reduced treatment capacity or the discharge of untreated or partially treated sewage into nearby waterways. Flooded pumping stations can fail, disrupting both water distribution and sewage conveyance and requiring costly repairs or replacement.

Floodwaters often carry contaminants, including sewage, chemicals, and industrial waste, which may infiltrate drinking water systems through damaged pipes or overwhelmed treatment processes. Severe flooding may also cause sewage backflow into homes, streets, and businesses, posing public health risks and increasing cleanup costs. Stormwater systems may become overwhelmed during flood events, resulting in backups that flood streets and neighborhoods.

Medical and Emergency Response Facilities
Medical and emergency response facilities located within flood-prone areas or accessed through flooded routes may experience operational impacts during flood events. Flooding can damage facilities, disrupt access, and delay emergency response times. Power outages caused by flooding may affect dispatch systems, communications, and medical equipment.

While flooding may result in a temporary increase in patients, it is considered unlikely that such increases would overwhelm existing medical capacity under typical conditions.

Educational Facilities
Educational facilities may be affected by flooding depending on location, building condition, and access routes. Flood damage or lack of safe access may require temporary facility closures during or after flood events. Such closures may result in secondary economic impacts, as caregivers may be required to miss or modify work schedules.

Communication Systems
Communications systems may be vulnerable to flood impacts, particularly where infrastructure is located in flood-prone areas. Although comprehensive mapping of communications systems was not available for review, it is assumed that some communications lines, towers, and supporting facilities are exposed to flood hazards.

Floodwaters can damage communications infrastructure such as towers, antennas, and equipment shelters, leading to service disruptions or outages. Power outages caused by flooding may further impair landline, internet, and cellular communications. Structural instability caused by flooding may also damage towers or buildings housing communications equipment.

Repair costs for communications systems vary widely depending on the extent of damage, system size, and technologies involved.

Environmental and Agricultural Impacts
Flooding can result in significant environmental and agricultural impacts. Flood-related runoff may carry sewage, pesticides, fertilizers, and hazardous materials into waterways, causing long-term degradation of water quality and aquatic habitats. Standing water may increase the spread of vector-associated diseases, while habitat disruption can reduce food availability for wildlife.

Agricultural impacts may include crop damage, soil erosion, loss of livestock, and contamination of farmland. While some environmental impacts may be temporary, others, such as soil degradation and habitat loss, may persist well beyond the flood event.

Jurisdictional Concerns
As of this plan, community-specific data to quantify flood vulnerability and historic impacts is limited. Over the life of this plan, the MPC will track local flood effects on residents, including vulnerable populations, buildings, critical facilities, transportation, and utilities to refine this LHMP and inform future updates. The following initial vulnerabilities and potential impacts are identified for planning:

- **Cobb County (unincorporated):** Many neighborhoods, mobile home communities, schools, parks, and utility sites sit along stream valleys, with recurring issues at low road crossings and culverts on tributaries to the Chattahoochee and Sweetwater systems. Downstream of local impoundments, rapid rises can cut access and inundate structures in mapped floodplains.
- **Acworth:** Exposure clusters along Allatoona Creek and lake-adjacent areas, where outlet crossings and park corridors flood during heavy rain. Street and yard flooding can occur quickly in nearby neighborhoods.
- **Austell:** Low-lying downtown and industrial areas along Sweetwater Creek and connected corridors are susceptible to riverine overflow and backwater. Flooding can close major routes and overwhelm local drainage during intense storms.
- **Kennesaw:** Short, flashy tributaries such as Noonday and Butler Creeks cross dense neighborhoods and school areas, creating rapid street flooding and limited warning time. Undersized or debris-prone culverts are frequent trouble spots.
- **Mableton:** Nickajack Creek corridors and the Chattahoochee fringe put mixed residential and commercial areas, key bridges, and utilities at risk. Confined reaches can produce hazardous velocities and few detour options.
- **Marietta:** Urban stream networks, including Sope and Rottenwood Creeks, move flood waves quickly through culverts and underpasses. Overlaps between inundation areas, major arterials, and critical services such as public safety, healthcare, and water or wastewater increase consequences.
- **Powder Springs:** Powder Springs Creek and adjacent basins create recurrent flooding of neighborhood streets, school access roads, and greenways. Short-fuse storms can produce 1–3 feet of water at low points, with higher depths along open channels.
- **Smyrna:** Tributaries to the Chattahoochee and Nickajack corridors intersect major transportation links and multifamily housing. Overtopped crossings and limited alternate routes complicate evacuation and emergency access.

Cascading Impacts
Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with extreme may include:

- Infrastructure and utility failure
- Economic disruption
- Flood related illnesses and mortality
- Power outages
- Population displacement
- Environmental degradation

Consequence Analysis

This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 72: Flood Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Flooding can result in damage to or loss of homes, businesses, and personal property. Flash flooding and excessive rainfall may create hazardous roadway conditions, limiting mobility and access to essential services. Flood damage to medical facilities poses public health concerns, while contamination of drinking water sources and disruption of water and sewer systems may increase health risks, including exposure to vector-associated disease.
Impact on Responders	Flood events may require emergency responders to operate in hazardous conditions, including swift water, unstable terrain, and debris-covered roadways. Access limitations, damaged infrastructure, and road closures may delay response times. Flash flooding, mudslides, and structural instability can increase safety risks for responders and complicate emergency operations.
Continuity of Operations	Flooding may disrupt government operations due to power outages, communications failures, damaged facilities, and restricted access. Equipment, records, and information systems located in primary or alternate facilities may be damaged or rendered inaccessible, limiting an agency's ability to sustain operations despite existing continuity plans.
Delivery of Services	Flooding can disrupt the delivery of goods and services through road and bridge closures, transit interruptions, and facility damage. Physical goods such as food, clothing, medical supplies, and hygiene products may be damaged or destroyed by floodwaters, affecting availability during and after the event.
Property, Facilities, and Infrastructure	Flooding can cause extensive damage to residential, commercial, and public facilities. Schools, hospitals, utilities, and transportation systems may experience service interruptions, limiting daily activities and access to critical services. Water sources may become contaminated, water and sewer systems may be disrupted, and solid-waste collection and disposal services may be interrupted, creating additional public health concerns.
Impact on Environment	Floodwaters can spread pollutants, inundate water and wastewater treatment facilities, and disrupt natural habitats. Standing water following flood events may contribute to environmental degradation and facilitate the spread of vector-associated disease.
Economic Conditions	Flooding may result in direct property losses, increased response and recovery costs, and longer-term economic impacts. Repeated flood events may affect property values and local revenues, while recovery expenses and delays in reimbursement may place short-term strain on public budgets.
Public Confidence in Governance	Public confidence may be affected by the timeliness and effectiveness of flood response and recovery efforts. Clear communication, coordination across levels of government, and efficient implementation of protective actions are critical to maintaining trust during flood events.

5.11.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and critical infrastructure may be exposed to flood and flash flood hazards, increasing the potential for injuries, property

damage, roadway and bridge impacts, and disruption of essential services. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase flood and flash flood consequences by placing more structures, businesses, and community lifelines within the same watershed and drainage networks. As impervious surface area expands through additional rooftops, parking lots, and roadways, stormwater runoff can increase in volume and speed, elevating the potential for localized flooding along creeks, stream corridors, low-lying roadways, and undersized drainage features during intense rainfall. Higher residential density can increase the number of households affected by a single event and can complicate emergency response, detours, debris clearance, and recovery where flooding impacts major corridors or critical facilities.

Socioeconomic conditions further influence flood vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges receiving and acting on warnings, evacuating from flood-prone areas, accessing transportation around flooded roadways, and recovering after damage. Households with limited financial resources may have reduced capacity to purchase flood insurance, make repairs, replace essential items, or secure temporary housing following flooding, and a future increase in these populations may increase potential risk.

Housing characteristics and siting are also important considerations for flood and flash flood vulnerability. As housing units increase across the county, the total number of structures potentially exposed to inundation, shallow overland flooding, and repetitive drainage issues increases, particularly where development occurs near stream corridors, in low-lying areas, or downstream of rapidly urbanizing watersheds. Building vulnerability can vary based on finished-floor elevation, foundation type, presence of basements, proximity to drainageways, and the protection of utilities and critical building systems. In higher-density neighborhoods, localized drainage failures or flooded access routes can affect many residents at once and slow emergency response and recovery.

Critical infrastructure investment and redevelopment further influence flood risk. Transportation corridors, bridges and culverts, stormwater systems, water and wastewater facilities, and communications and power infrastructure are essential to response and recovery and can be directly impacted by floodwaters. Flooding can overtop roads, undermine pavements, damage culverts and bridges, and restrict access to neighborhoods, schools, and medical facilities. Flash flooding can also create hazardous travel conditions, increase crash risk, and delay emergency services. As population, housing, and infrastructure density increase, the cascading impacts of damaged transportation links, overwhelmed stormwater systems, and service disruptions may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and expansion of impervious surfaces within interconnected watershed systems are key drivers of flood and flash flood exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including floodplain management and NFIP compliance, drainage and culvert capacity improvements, green infrastructure and stormwater retrofits, protection of critical facilities and utilities, resilient roadway and bridge design, public warning and communication strategies, and targeted outreach to vulnerable and underserved populations.

5.11.8 National Flood Insurance Program Communities

The NFIP is a federal program, managed by FEMA, which exists to provide flood insurance for property owners in participating communities, to improve floodplain management practices, and to develop maps of flood hazard areas. The following table presents NFIP participating communities.

Table 73: Cobb County NFIP Communities

Community	Initial Flood Hazard Boundary Map Identified	Initial Flood Insurance Rate Map Identified	Current Effective Map Date
Cobb County	10/03/75	01/03/79	10/05/18
Acworth	04/05/74	02/15/78	10/05/18

Table 73: Cobb County NFIP Communities

Community	Initial Flood Hazard Boundary Map Identified	Initial Flood Insurance Rate Map Identified	Current Effective Map Date
Austell	04/05/74	12/01/77	03/04/13
Kennesaw	06/14/74	08/01/80	10/05/18
Mableton	-	-	-
Marietta	06/21/74	02/15/78	10/05/18
Powder Springs	04/12/74	08/01/80	03/04/13
Smyrna	06/07/74	12/15/77	10/05/18

Source: FEMA NFIP

The Community Rating System (CRS) is a voluntary program within the NFIP that provides insurance premium discounts to policy holders based on a jurisdiction's adherence to floodplain management activities that exceed minimum NFIP requirements. The following table details currently participating CRS jurisdictions within Cobb County:

Table 74: Cobb County CRS Communities

Community	CRS Entry Date	Current Class	% Discount
Cobb County	10/01/91	7	15%
Austell	10/01/12	5	25%
Marietta	10/01/13	7	15%
Powder Springs	10/01/15	6	20%

Source: FEMA NFIP

5.11.9 FEMA Flood Policy and Loss Data

Cobb County flood policy information was sourced from FEMA's Flood Insurance Data and Analytics. The number of flood insurance policies in effect may not include all structures at risk of flooding, and it is likely that some properties are under-insured. The flood insurance purchase requirement is for flood insurance in the amount of federally backed mortgages, not the entire value of the structure. Additionally, contents coverage is not required. The following table shows the details of NFIP policy statistics for Cobb County:

Table 75: Cobb County NFIP Coverage

Jurisdiction	Number of Policies in Force	Total Coverage
Cobb County	2,012	$573,923,000
Acworth	26	$7,036,000
Austell	97	$30,356,000
Kennesaw	71	$19,844,000
Mableton	-	-
Marietta	149	$46,831,000
Powder Springs	42	$10,889,000
Smyrna	159	$48,996,000

Source: FEMA Flood Insurance Data and Analytics

-: Not an NFIP participant

The following table details the change in NFIP coverage from 2021 to 2025 for Cobb County:

Table 76: Cobb County NFIP Coverage Changes

Jurisdiction	Policies, 2021	Policies, 2025	Policy Change, 2021 - 2025	Coverage, 2021	Coverage, 2025	Coverage Change, 2019 - 2025
Cobb County	2,284	2,012	-272	$626,982,800	$573,923,000	-$53,059,800
Acworth	34	26	-8	$8,593,200	$7,036,000	-$1,557,200
Austell	112	97	-15	$33,799,300	$30,356,000	-$3,443,300
Kennesaw	90	71	-19	$22,934,300	$19,844,000	-$3,090,300
Mableton	-	-	-	-	-	-

Table 76: Cobb County NFIP Coverage Changes

Jurisdiction	Policies, 2021	Policies, 2025	Policy Change, 2021 - 2025	Coverage, 2021	Coverage, 2025	Coverage Change, 2019 - 2025
Marietta	195	149	-46	$61,305,900	$46,831,000	-$14,474,900
Powder Springs	55	42	-13	$14,906,300	$10,889,000	-$4,017,300
Smyrna	209	159	-50	$55,794,700	$48,996,000	-$6,798,700

Source: FEMA
-: Not a NFIP participant

5.11.10 Repetitive Loss Structures

The NFIP defines a Repetitive Loss property as:

- Any insurable building for which two or more claims of more than $1,000 were paid by the NFIP within any rolling 10-year period, since 1978. At least two of the claims must be more than 10 days apart.

The definition of severe repetitive loss as applied to this program was established in section 1361A of the National Flood Insurance Act, as amended, 42 U.S.C. 4102a. A Severe Repetitive Loss property is defined as a residential property that is covered under an NFIP flood insurance policy and:

- That has at least four NFIP claim payments (including building and contents) over $5,000 each, and the cumulative amount of such claims payments exceeds $20,000; or
- For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both of the above, at least two of the referenced claims must have occurred within any ten-year period and must be greater than ten days apart.

The following table details information concerning Repetitive Loss properties identified properties in Cobb County:

Table 77: Cobb County Repetitive Loss Properties

Community Name	Repetitive Loss Properties	Mitigated
Austell	Single-Family Home	Yes
Austell	Single-Family Home	Yes
Austell	Single-Family Home	No
Austell	Other-Non-Residential	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
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Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	No
Cobb County	Other-Non-Residential	No

Table 77: Cobb County Repetitive Loss Properties

Community Name	Repetitive Loss Properties	Mitigated
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	No
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Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Business Non-Residential	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
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Cobb County	Single-Family Home	Yes
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Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No

Table 77: Cobb County Repetitive Loss Properties

Community Name	Repetitive Loss Properties	Mitigated
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Other-Non-Residential	No
Cobb County	Business Non-Residential	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
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Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	No
Cobb County	Other-Non-Residential	No
Cobb County	Other-Non-Residential	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	Yes
Cobb County	Other-Non-Residential	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	Yes
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Business Non-Residential	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No

Table 77: Cobb County Repetitive Loss Properties

Community Name	Repetitive Loss Properties	Mitigated
Cobb County	Single-Family Home	No
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Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Cobb County	Single-Family Home	No
Kennesaw	Single-Family Home	No
Marietta	Single-Family Home	No
Marietta	Single-Family Home	No
Marietta	Single-Family Home	No
Marietta	Single-Family Home	No
Marietta	Single-Family Home	No
Powder Springs	Single-Family Home	Yes
Powder Springs	Single-Family Home	No
Powder Springs	Single-Family Home	Yes
Powder Springs	Single-Family Home	No
Smyrna	Single-Family Home	No
Smyrna	Single-Family Home	No
Smyrna	Single-Family Home	No
Smyrna	2-4 Family	No
Smyrna	Single-Family Home	No
Smyrna	Single-Family Home	No
Smyrna	2-4 Family	No

Source: GEMA

GEMA did not identify any Severe Repetitive Loss properties in Cobb County.

5.11.11 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the flood hazard.

Table 78: Example Flood Mitigation Actions

Category	Example Action
Planning and Regulation	Identify and enforce appropriate land uses to reduce flood risk by limiting exposure within flood hazard areas, including integration of floodplains into comprehensive planning efforts.
	Develop, maintain, and periodically update a floodplain management plan.
	Establish or expand a green infrastructure program to link, manage, and preserve parks, greenways, wetlands, and open space that provide flood mitigation benefits.
	Prohibit, limit, or discourage new development within floodplains through regulatory and or incentive-based measures.
	Limit allowable impervious surface coverage within new and redeveloped parcels to reduce runoff.
	Encourage the use of porous pavement, vegetated buffers, and landscaped islands in large parking areas.
	Complete stormwater drainage studies for known or recurring flood problem areas.
	Develop and apply engineering standards for stormwater drainage associated with new development and redevelopment.
	Establish stormwater design goals, such as natural runoff or zero-discharge approaches, where feasible.
	Track and report the amount of flood-prone land preserved as open space.

Table 78: Example Flood Mitigation Actions

Category	Example Action
	Update floodplain ordinances to incorporate cumulative substantial damage requirements consistent with NFIP guidance.
Infrastructure	Install, upgrade, reroute, or expand storm drainage systems to improve conveyance and reduce localized flooding.
	Increase the capacity of stormwater detention and retention facilities.
	Require or encourage on-site stormwater retention or detention for new development and redevelopment projects.
	Perform routine debris removal and maintenance beneath low-lying bridges and culverts.
	Elevate structures so the lowest floor, including basements, is above the base flood elevation.
	Elevate utilities, mechanical equipment, and critical systems above anticipated flood levels.
	Elevate or retrofit roads and bridges to maintain access during flood events where feasible.
	Floodproof water and wastewater treatment facilities located within flood hazard areas.
	Require or prioritize the siting of critical facilities, such as emergency operations centers, police stations, and fire stations, outside of flood-prone areas.
Natural Systems	Establish, protect, and manage riparian buffers along rivers and streams.
	Protect and preserve wetlands to reduce flood peaks and store excess runoff.
	Develop and implement an open space acquisition, reuse, and preservation strategy targeting flood hazard areas.
	Protect and enhance natural landforms that provide flood attenuation and storage benefits.
Education and Outreach	Encourage homeowners and businesses in flood-prone areas to purchase flood insurance.
	Distribute flood safety and property protection information to owners of flood-prone properties.
	Educate residents on safe behavior during flood conditions, including evacuation and roadway safety.
	Encourage installation of backflow prevention devices to reduce sewer-related flood damages.
	Conduct NFIP and Community Rating System workshops to inform property owners about flood risk, insurance options, and mitigation incentives.

5.12 Severe Weather



5.12.1 Hazard Description

Severe weather comprises the hazardous and damaging weather effects often found in violent storm fronts and severe winter storms. They can occur together or separate, they are common and usually not hazardous, but on occasion they can pose a threat to life and property.

This plan defines severe weather as a combination of the following as defined by the National Oceanic and Atmospheric Administration (NOAA) and the National Weather Service (NWS):

- **Hail:** Precipitation in the form of irregular pellets or balls of ice more than 5 mm in diameter, falling from a cumulonimbus cloud.
- **Lightning:** A visible electrical discharge produced by a thunderstorm. The discharge may occur within or between clouds, between the cloud and air, between a cloud and the ground or between the ground and a cloud.
- **Thunderstorm Winds:** The same classification as high or strong winds but accompanies a thunderstorm. It is also referred to as a straight-line wind to differentiate from rotating or tornado associated wind. Additionally, these winds can rapidly create dust storms that severely impact visibility.

Severe weather has been so consistent throughout modern history that much of the vulnerability is mitigated. However, this section is not concerned with everyday wind, lightning, or mild precipitation. This section is concerned with common storm elements when they behave such that they pose a threat to property and life.

5.12.2 – Location and Extent

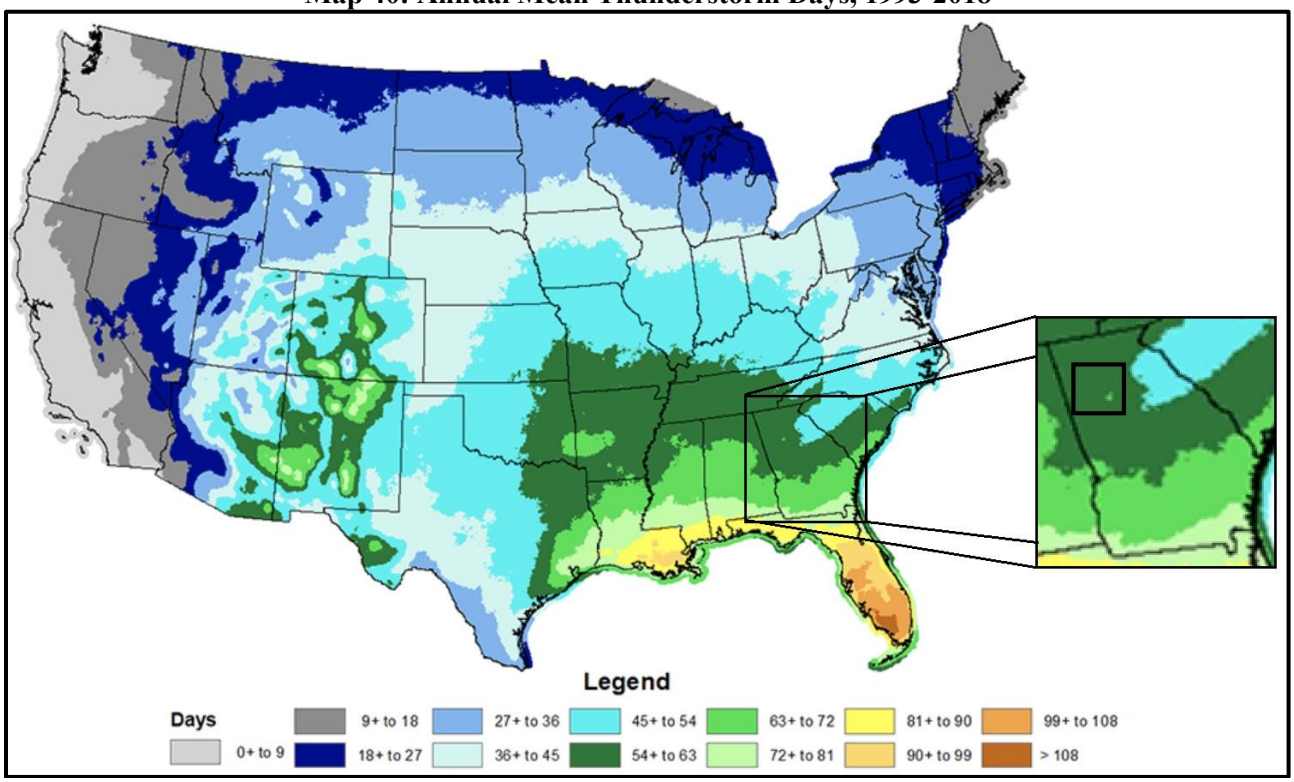
Severe weather can rapidly descend on an area, but in many cases it is predictable. Most weather forecasts focus on changing conditions that may lead to the onset of severe storms. All of Cobb County is susceptible to severe weather in the form of thunderstorm events.

The NWS classifies thunderstorms primarily by hail size and wind speed. Lightning, though not part of the NWS classification, is a universal hazard with every thunderstorm and represents one of the most consistent life-safety threats. The following represent NWS classifications:

- **Severe Thunderstorm (Baseline Criteria):** Hail at least 1.0 inch in diameter (quarter-sized) or wind gusts of 58 mph or greater.
- **Considerable Severe Thunderstorm:** Hail at least 1.75 inches in diameter (golf ball-sized) or wind gusts of 70 mph or greater.
- **Destructive Severe Thunderstorm:** Hail at least 2.75 inches in diameter (baseball-sized) or wind gusts of 80 mph or greater.

The frequent nature of thunderstorms makes hail, lightning, and high wind a relatively common occurrence for Cobb County. The following map, from NOAA, indicates annual mean thunderstorm days from 1993 to 2018.

Map 40: Annual Mean Thunderstorm Days, 1993-2018



Source: NOAA

Cobb County experiences thunderstorms ranging from severe to destructive severe, as classified by the NWS. Severe events can bring straight-line winds exceeding 58 mph, hail from 1.0 to 2.0 inches in diameter, and frequent lightning strikes while destructive severe events can bring hail up to 2.75 inches and winds up to, or greater than, 80 mph. While most storms remain in the lower range, some systems are capable of producing widespread impacts across the county.

In the United States, hail causes billions of dollars in damage to property each year. Vehicles, roofs of buildings and homes, and landscaping are most commonly damaged by hail. Hail has been known to cause injury and the occasional fatality to humans, often associated with traffic accidents. Based on information provided by the NWS concerning size, the following table describes potential damage impacts of the various sizes of hail.

Table 79: Hail Size Comparison and Damage Descriptions

Diameter (inches)	Size Description	Potential Damage Impacts
1/4	Pea Size	No damage
1/2	Mothball, peanut, USB Plug	Slight damage to vegetation
3/4	Penny Size	Increased damage to crops and vegetation
7/8	Nickel Size	Severe damage to crops and vegetation, damage begins to glass and plastic
1	Quarter Size	Increased glass damage, damage begins to bodies of vehicles
1 1/4	Half Dollar Size	Large scale glass damage, begin roof damage, risk of injury to exposed persons
1 1/2	Ping Pong Ball Size	Large scale glass damage, begin roof damage, increased risk of injury to exposed persons
1 3/4	Golf Ball Size	Severe roof damage, risk of serious injuries to exposed persons
2	Lime or Medium Sized Hen Egg	Potential structural damage, risk of very severe injuries to exposed persons

Table 79: Hail Size Comparison and Damage Descriptions

Diameter (inches)	Size Description	Potential Damage Impacts
2 1/2	Tennis Ball Size	Extensive structural damage, risk of very severe injuries or death to exposed persons

Source: National Weather Service

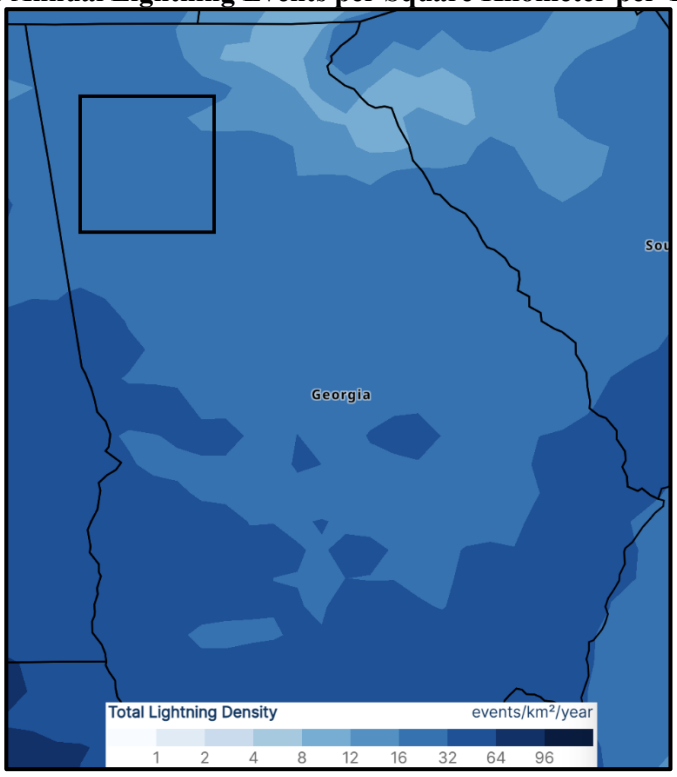
The most frequent hail in Cobb County falls in the 0.75- to 1.0-inch range (penny to quarter–sized). Hail of this size can cause crop losses, denting of vehicles, and minor roof damage. Hail measuring greater than 1.5 inches (ping-pong–sized) is less common but has been documented multiple times in the county's storm history, producing more serious impacts such as broken windows, siding damage, and damaged cars. Hail larger than 2.0 inches (lime-sized or greater) is rare in Cobb County, though several such events have been recorded. When these high-end hailstorms occur, they can cause significant property damage, disrupt transportation, and devastate farm fields during the growing season.

Two widely used systems describe the extent and frequency of lightning activity. The Lightning Activity Level scale is primarily used by the U.S. Forest Service and fire weather forecasters to measure lightning frequency and potential fire danger. It ranges from 1 (no thunderstorms) to 6 (dry lightning, frequent strikes with little or no rainfall, posing extreme wildfire risk). Intermediate values reflect increasing lightning frequency, from isolated strikes (Level 2) to numerous strikes exceeding 25 per 15-minute period (Level 5). In Cobb County, warm-season storms tied to the humid Southeast climate most often place conditions in LAL 2–4 (isolated to scattered thunderstorms with increasing lightning frequency). Organized lines or clusters that sweep the area can briefly push LAL 5 (numerous/wet lightning).

Meteorological agencies and research groups (e.g., NOAA, NASA, Vaisala) measure lightning in terms of flash density, expressed as the number of cloud-to-ground strikes per square kilometer per year. This provides a climatological perspective on lightning exposure.

The following map, from Vaisala, indicates the average annual light events per square kilometer per year for Cobb County and participating jurisdictions. In Cobb County, lightning density averages 16-32 flashes per km² annually.

Map 41: Average Annual Lightning Events per Square Kilometer per Year, 2016 - 2023



Source: Vaisala

To measure wind speed and its correlating potential for damage, experts use the Beaufort scale:

Table 80: Beaufort Scale

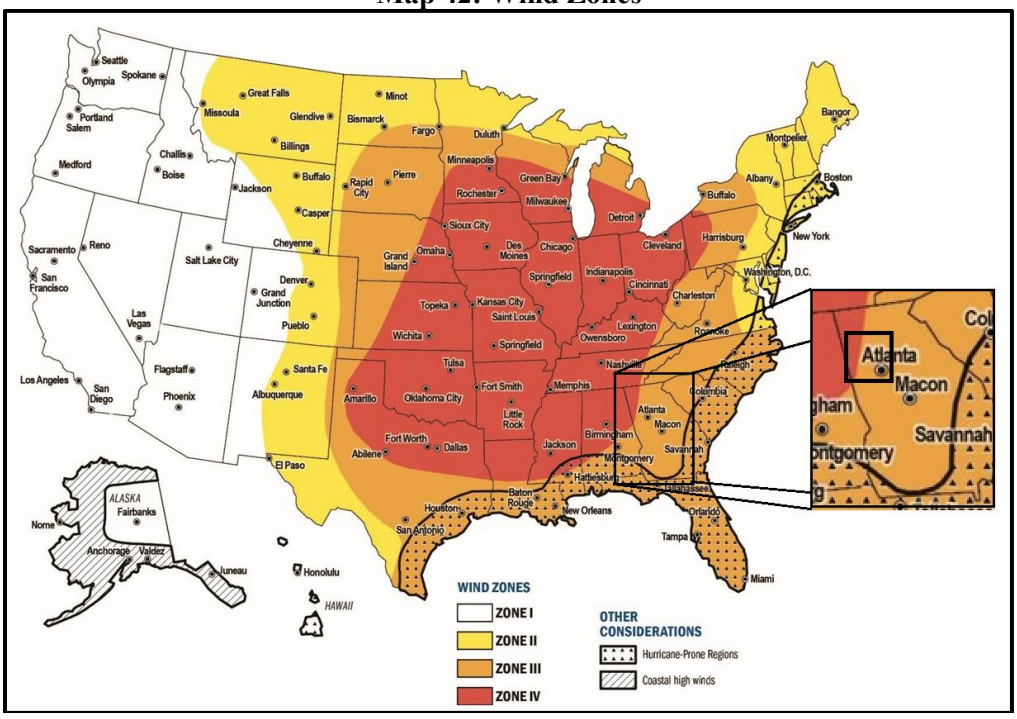
Beaufort Number	Description	Wind Speed (mph)	Typical Observable Impacts (Land)
0	Calm	< 1	Smoke rises vertically
1	Light Air	1–3	Wind direction shown by smoke drift
2	Light Breeze	4–7	Leaves rustle, wind felt on face
3	Gentle Breeze	8–12	Leaves and small twigs in constant motion
4	Moderate Breeze	13–18	Dust and loose paper raised
5	Fresh Breeze	19–24	Small trees sway, sustained flag movement
6	Strong Breeze	25–31	Large branches in motion, umbrellas difficult
7	Near Gale	32–38	Whole trees move, resistance felt when walking
8	Gale	39–46	Twigs break, minor structural damage possible
9	Strong Gale	47–54	Shallow-rooted trees uprooted, roof damage possible
10	Storm	55–63	Trees snapped or uprooted, widespread damage
11	Violent Storm	64–72	Extensive structural damage
12	Hurricane Force	≥ 73	Severe and widespread destruction

Source: NWS

Cobb County most often experiences thunderstorm winds in the Beaufort scale 5–9 range (about 19–54 mph), with stronger gusts during convective storms. Recent NCEI Storm Events entries document multiple 50–52 knot (58–60 mph) thunderstorm-wind reports during 2023 and 2025 events, typically tied to organized thunderstorms and frontal passages. These events commonly down trees and power lines, causing scattered outages and minor structural impacts. While hurricane-force winds (≥ 74 mph) are rare inland, they remain a credible low-probability, high-impact hazard when remnants of tropical cyclones pass through.

The following maps from FEMA indicate the highest possible expected wind speeds for Cobb County.

Map 42: Wind Zones



Source: FEMA

A distinct category of severe weather, and one that infrequently impacts Cobb County, tropical storms originate over warm ocean waters, typically in tropical and subtropical regions. They form when warm, moist air rises, creating an area of low pressure at the surface. Warm ocean waters provide the heat and moisture necessary for their development.

Tropical storms have a well-defined center called the "eye" surrounded by bands of thunderstorms. They have warm core temperatures, meaning that the strongest winds and heaviest rainfall are concentrated near the center. Their primary energy source is the heat released when moist air rises and condenses into clouds. Tropical storms are often driven by easterly trade winds and move generally west and north. However, their paths can be influenced by various atmospheric factors.

Tropical storms are classified as:

- **Tropical Depression:** An organized system of clouds and thunderstorms with a defined circulation and maximum sustained winds of 38 mph or less
- **Tropical Storm:** An organized system of strong thunderstorms with a defined circulation and maximum sustained winds of 39 mph to 73 mph
- **Hurricane:** An intense tropical weather system with a well-defined circulation, producing maximum sustained winds of 74 mph or greater

Cobb County's hurricane and tropical storm risk comes from inland remnants that deliver tropical-storm-force winds, heavy rain, and embedded tornadoes rather than coastal surge. Recent benchmarks include Irma in 2017 and Zeta in 2020, which produced widespread 30–45 mph sustained winds with 50–65+ mph gusts, tree fall, and multi-day power outages across metro Atlanta. A rare but realistic upper bound is the Hurricane Opal setup in 1995, when Marietta recorded a 79-mph gust. In favorable tracks, 2–6 inches of rain in 24–48 hours can trigger flash and urban flooding at known low crossings and along creeks, with brief tornadoes in outer bands adding impact.

The MPC views severe weather as a local, county-wide, and regional hazard. Discussions with the MPC and a review of all available data indicated severe weather is a community concern for all participating jurisdictions.

5.12.3 Previous Occurrences

Severe weather events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. The following table summarizes Presidentially declared disasters affecting Cobb County:

Table 81: Cobb County Presidentially Declared Severe Storm Disasters

Designation	Declaration Date	Incident Type	Individual Assistance	Public Assistance	Mitigation Grant Program
DR-4338-GA	09/15/2017	**Georgia Hurricane Irma**	$13,643,352	$120,617,333	$10,213,887
DR-1858-GA	09/24/2009	**Severe Storms** and Flooding	$58,999,962	$81,080,158	-
DR-1554-GA	09/18/2004	**Georgia Hurricane Ivan**	$4,243,819	$11,948,606	-
DR-1209-GA	03/11/1998	**Georgia Severe Storms,** Tornadoes, and Flooding	-	-	-
DR-1071-GA	10/10/1995	**Georgia Hurricane Opal**	-	-	-
DR-980-GA	04/04/1993	Tornadoes, **High Winds,** Heavy Rain	-	-	-
DR-969-GA	12/01/1992	Heavy Rain, **High Winds,** Tornadoes	-	-	-
DR-857-GA	02/23/1990	Flooding, **Severe Storm**, Tornado	-	-	-

Source: FEMA
-: Not reported

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective

measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. The following table summarizes Emergency Declarations affecting Cobb County:

Table 82: Cobb County Emergency Declarations

Designation	Declaration Date	Incident Type	Public Assistance
EM-3616-GA	09/26/2024	Georgia Hurricane Helene	-
EM-3387-GA	09/08/2017	Georgia Hurricane Irma	-

Source: FEMA
-: Not reported

In addition to federal and state declarations, historical event data provide insight into the frequency and impacts of severe weather in Cobb County. The following table summarizes severe weather events identified in the NOAA NCEI Storm Events Database, including reported impacts from 1950 through 2025:

Table 83: NCEI Cobb County Severe Weather Events

Jurisdiction	Event Type	Number of Days with Events	Deaths and Injuries	Property Damage	Highest Magnitude
Cobb County	Hail	149	0	$27,303,000	4”
	Lightning	45	26	$4,865,000	-
	Thunderstorm Winds	206	39	$9,346,000	90 mph
	Tropical Storms	14	0	$51,000	-

Source: NCEI

It is worth noting that damage estimates indicated by the NCEI are often artificially low. This underreporting is a result of the way the events are reported to the NCEI, often by the local and/or NWS office. When reporting an event, the NWS office does not have access to the actual damage assessment resulting from that event. As such, the report often details a very low amount or zero-dollar amount for damages. Additionally, deaths and injuries may be underreported as they may be a result of a concurrent event, such as a person driving unsafely during heavy rain and passing away.

Recent notable NCEI recorded events include:

- **September 27, 2024:** Hurricane Helene made landfall as a Category 4 hurricane in the Big Bend region of Florida at 11 PM EDT. Helene moved quickly inland bringing wind gusts between 50 and 100 mph to portions of east and central Georgia. Widespread rainfall totals between 6 and 14 inches were observed in association with Helene across north and central Georgia. The highest rainfall amounts were primarily observed in portions of east-central Georgia and in the Atlanta Metropolitan area. Due to the prolonged heavy rain, numerous instances of flash flooding and river flooding were reported. The combination of strong winds and heavy rain also downed millions of trees with widespread power outages and numerous structures damaged or destroyed, mostly from falling trees.
- **October 28, 2020:** During the late evening of October 28th through the morning of October 29th, Tropical Storm Zeta swept rapidly across north Georgia producing widespread wind damage and isolated flooding across north and portions of central Georgia. Around 1,500,000 customers lost electricity for some period of time, some for several days. Winds gusted between 35 and 50 mph for several hours. The Cobb County Emergency Manager reported numerous trees and power lines blown down.
- **March 2, 2012, Acworth:** The public reported golf ball sized hail in Acworth, south of Interstate 75 toward Sugar Maple Lane. Damages were reported at 3,758,000.
- **September 2, 2014, Powder Springs and Marietta:** The Emergency Manager reported a lightning strike injured seven people near Powder Springs. Three were taken to a local hospital and the other four were treated on the scene. Two roofers in Marietta were struck by lightning and hospitalized.

Many severe weather events affecting Cobb County, including hailstorms, lightning events, strong wind episodes, and impacts from tropical systems, are not listed as discrete entries in the NOAA NCEI Storm Events Database for the county. The NCEI database documents events that meet specific reporting thresholds, such as confirmed fatalities,

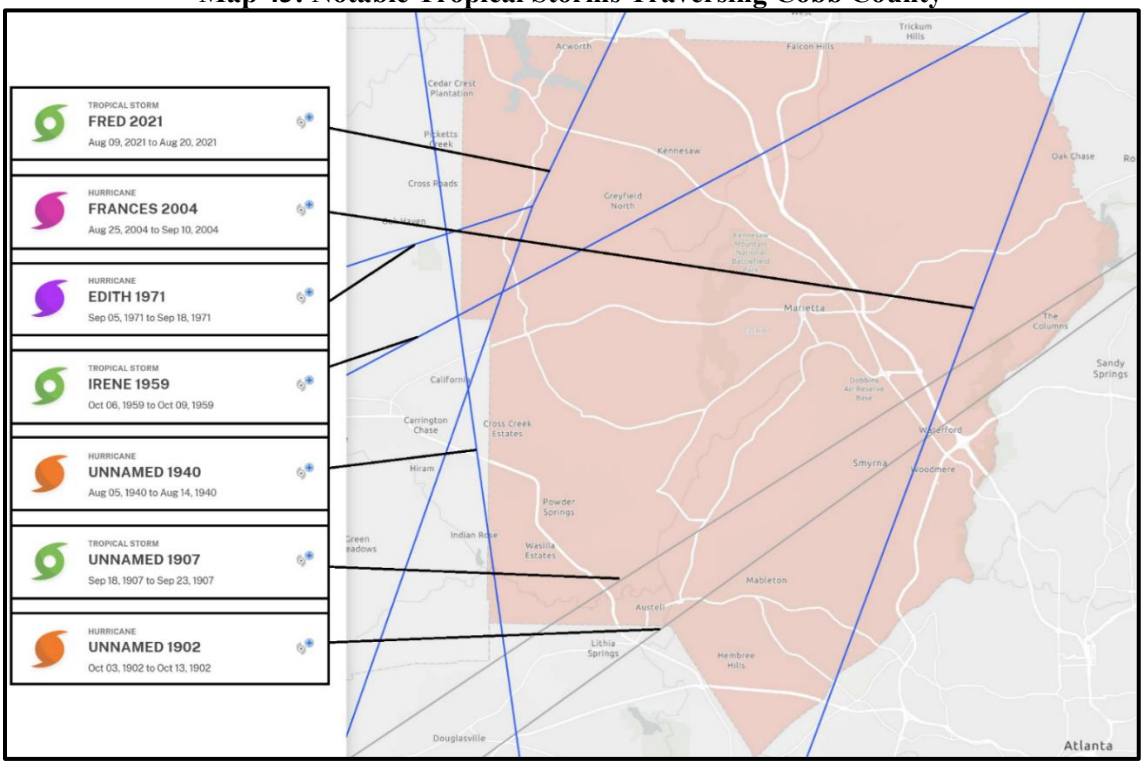
injuries, significant property damage, or documented disruptions to commerce. Severe weather events in Cobb County often result in localized impacts such as short duration power outages, downed trees, vehicle and roof damage from hail, lightning related service interruptions, or wind damage affecting limited areas, and may not trigger formal reporting if impacts are dispersed or short lived. In addition, severe weather associated with larger regional storm systems or tropical weather remnants may be captured in broader state or metropolitan summaries but are not always coded at the county level unless impacts are formally documented and attributed to a specific location. This combination of reporting criteria, impact thresholds, and data limitations explains why several known severe weather occurrences in Cobb County appear in climatological records or local narratives but are absent or sparse in the official NCEI Storm Events Database for the county.

To illustrate the types and magnitude of severe weather impacts experienced locally, the following summary highlights notable hail, lightning, strong wind, and tropical storm related events affecting Cobb County over the past two decades based on regional climatological records, documented impacts, and local experience.

- **September 2023:** Severe thunderstorms associated with a slow-moving storm system produced strong winds, frequent lightning, and localized hail across portions of Cobb County. Impacts included downed tree limbs, sporadic power outages, roadway debris, and minor property damage. Structural damage was limited, but emergency response, utility restoration, and debris removal costs are reasonably estimated in the tens to low hundreds of thousands of dollars.
- **January 2023:** Strong winds accompanying a regional storm system affected north Georgia, including Cobb County. Impacts included downed trees, scattered power outages, and minor damage to residential structures and vehicles. No comprehensive damage totals were reported, but response and utility repair costs are estimated in the tens of thousands of dollars.
- **October 2020:** Remnants of a tropical system moved through the metro Atlanta region, producing heavy rain, gusty winds, and isolated severe thunderstorms in Cobb County. Impacts included localized power interruptions, fallen trees, and minor roadway obstructions. Structural damage was limited, but response and cleanup costs are reasonably estimated in the tens to low hundreds of thousands of dollars.

The following map, from NOAA, illustrates the paths of notable tropical storm events that impacted Cobb County:

Map 43: Notable Tropical Storms Traversing Cobb County



Source: NOAA

5.12.4 Probability of Future Events

Predicting the probability of severe weather events is inherently complex due to the localized and short-duration nature of convective storms and the number of interacting atmospheric factors involved in storm development. Historical records indicate that Cobb County has experienced severe weather events on a recurring basis and can reasonably expect similar events to occur in the future, with data and mapping from NOAA indicating between 45 - 81 severe weather events per year.

The NOAA National Centers for Environmental Information Storm Events Database provides a standardized and nationally consistent record of severe weather events, including hail, lightning, and strong wind, that meet defined reporting thresholds such as fatalities, injuries, and documented property damage. Although not all severe weather events are captured, particularly those resulting in localized impacts such as short-duration power outages, vehicle damage, or downed tree limbs, the database provides a conservative and defensible basis for estimating future event probability by documenting events with verified impacts. The following table summarizes 75 years of NCEI severe weather event data, which establishes a minimum, historically supported likelihood of occurrence appropriate for hazard mitigation planning in Cobb County:

Table 84: Cobb County NCEI Severe Weather Event Probability Summary

Event	Days with Event	Average Events per Year	Deaths / Injuries	Average Deaths / Injuries per Year	Property Damage	Average Property Damage per Year
Hail	149	2	0	0	$27,303,000	$364,040
Lightning	45	1	26	<1	$4,865,000	$64,867
Thunderstorm Winds	206	3	39	1	$9,346,000	$124,613
Tropical Storms	14	<1	0	0	$51,000	$680

Source: NCEI

5.11.5 Projected Changes in Location, Intensity, Frequency, and Duration

Cobb County is likely to see notable shifts in the patterns and characteristics of severe weather events in the coming years. Storm systems producing hail, strong winds, and lightning may occur with increased frequency and across broader areas of the county. Areas that have historically seen occasional storm activity could experience more consistent impacts as storm tracks expand. The variability in storm location will make it more difficult to predict exactly where damage will occur, increasing the need for county-wide preparedness.

In terms of intensity, storms are expected to bring more damaging effects when they do occur. This includes larger hailstones capable of damaging vehicles and rooftops, more frequent lightning strikes with higher energy discharges, and wind gusts exceeding 60 mph during thunderstorm events. These stronger winds can cause tree falls, structural damage, and widespread power outages, particularly in wooded or less urbanized areas of the county. As infrastructure grows and more residents rely on electrical services and above-ground utilities, the consequences of such wind events may become more disruptive.

The frequency of severe weather watches and warnings is also anticipated to rise. Residents and emergency responders may face more active spring and summer storm seasons, with rapid-developing systems producing multiple storm events within short periods. Lightning strikes, already common during Georgia's warm-season thunderstorms, may become more erratic in both frequency and distribution, increasing the risk to people, structures, and critical infrastructure like communication towers and power lines.

Tropical storm impacts are also a concern for Cobb County, even though it lies inland. The area has seen increasing effects from remnants of Gulf-originating systems, including heavy rainfall, localized flooding, and strong winds. These storms may not reach the region as hurricanes, but their trailing effects can linger for several days, saturating soils and increasing the risk of tree falls and flash flooding. The duration of such events may lengthen, as stalled systems can bring prolonged periods of rainfall and wind.

5.12.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI's relative scale while providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 85: Participating Jurisdiction Severe Weather Risk Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Severe Weather Risk Rating	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
Hail Average Frequency	6.1	6.2	6.2	6.2	6.1	6.1	6.1	6.1
Lightning Average Frequency	85.6	73.7	87.3	71.0	89.7	89.2	80.0	99.6
Strong Wind Average Frequency	1.5	1.5	1.4	1.5	1.4	1.4	1.4	1.4
Tropical Storm Average Frequency	0	0	0	0	0	0	0	0

Source: FEMA NRI
Note: Severe weather consists of four NRI components, hail, hurricane, lightning, and strong wind.

Table 86: Participating Jurisdiction Severe Weather EAL Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Severe Weather Risk Rating	Relatively High	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
Hail EAL $	$4,821,943	$195,441	$76,085	$427,734	$299,810	$829,201	$163,180	$426,766
Lightning EAL $	$3,381,788	$127,226	$67,747	$184,904	$239,817	$559,967	$132,219	$376,888
Strong Wind EAL $	$441,484	$19,665	$7,755	$35,234	$28,154	$73,461	$16,732	$39,918
Tropical Storm EAL $	$3,119,039	$102,127	$56,544	$230,135	$225,040	$552,315	$121,109	$320,467

Source: FEMA NRI
Note: Severe weather consists of four NRI components, hail, hurricane, lightning, and strong wind.

Population

Severe weather can have a wide range of effects on people, often posing significant risks to life, property, and general well-being. In the absence of proper shelter, hail, lightning, and high winds can cause serious injury. In general, if potentially exposed persons take shelter in a solid, well-constructed structure protection from these severe weather components would be provided. However, old or poorly constructed facilities may be more prone to damage, potentially increasing the impact on economically disadvantaged populations. Some of the potential effects of severe weather on people may include:

- **Death and Injury:** Severe weather can produce lightning and strong winds driving debris. Both of these elements can cause injuries or fatalities.

- **Power Outages:** Lightning strikes, strong winds, and falling trees can lead to power outages, disrupting daily life, and potentially affecting essential services, such as medical equipment and refrigeration.
- **Mental Health Impact:** Severe weather can be frightening and stressful, leading to anxiety and post-traumatic stress disorder in some individuals. The emotional toll of property damage and loss can also be significant.
- **Displacement:** People may need to evacuate their homes or be temporarily displaced due to storm damage, requiring emergency shelter and support.
- **Economic Costs:** Severe weather results in economic costs, including repair and recovery expenses, insurance claims, and potential loss of income due to property damage or work disruptions.
- **Public Safety Response:** Severe weather can strain public safety resources, including emergency services, law enforcement, and medical facilities.

All Cobb County and participating jurisdiction populations are vulnerable to the impacts of severe weather. Please see Section 3.3: Population Data and Section 3.4: Socially Vulnerable and At-Risk Populations for data concerning jurisdictional populations.

Buildings and Structures
Buildings and structures within Cobb County and participating jurisdictions may be impacted by severe weather events, including hail, lightning, strong winds, and tropical storm systems. Vulnerability varies based on location, age, construction type, and maintenance condition, with older structures generally at higher risk. Potential impacts include roof and exterior damage from hail, structural stress from high winds, and localized damage from lightning strikes.

Severe weather can also indirectly affect buildings through damage to supporting infrastructure, including electrical and communications systems. Fallen trees, debris, and damaged building components may pose safety hazards to occupants and the public during and after storm events.

Governmental Operations
Severe weather may disrupt government operations through damage to facilities, loss of utilities, and restricted access. Power outages caused by wind, lightning, or falling debris may affect government buildings and interrupt essential services. Heavy rainfall associated with severe storms may cause localized flooding, resulting in facility damage, cleanup needs, and temporary service interruptions.

Transportation disruptions caused by debris or flooded roadways may affect employee access to government facilities and delay service delivery. Repair and recovery costs associated with severe weather impacts may place temporary strain on operating budgets.

Transportation Infrastructure
Transportation infrastructure is generally resilient to most severe weather events, though impacts may occur during periods of high winds, heavy rainfall, or debris accumulation. Severe storms may result in hazardous driving conditions, reduced visibility, and localized roadway flooding. Downed trees, limbs, and debris can block roads and limit access until cleared.

Traffic signals, signage, and intelligent transportation systems may be affected by power loss or lightning damage, resulting in temporary disruptions to traffic flow. While severe weather rarely causes long-term structural damage to transportation infrastructure, repeated events may increase maintenance demands and contribute to gradual deterioration.

Electrical Infrastructure
Severe weather can have significant impacts on electrical utilities through damage to generation, transmission, and distribution systems. Lightning strikes pose a direct risk to power lines, transformers, substations, and other electrical equipment, potentially causing outages and equipment damage. High winds can bring down trees and debris onto power lines, leading to widespread service disruptions.

Hailstorms may damage exposed electrical components and insulation, while storm-related power surges can harm utility equipment and customer-side electronics. Electrical substations and transformers may be particularly vulnerable to lightning, wind-driven debris, and localized flooding associated with severe storms.

Water and Wastewater Utilities
Severe weather generally has limited direct impacts on water and wastewater infrastructure. However, indirect effects may occur when power outages disrupt pumping, treatment, or monitoring systems. Heavy rainfall associated with severe storms may overwhelm localized drainage systems, resulting in temporary operational challenges or minor flooding at facilities.

Medical and Emergency Response Facilities
Severe weather can increase demands on medical and emergency response facilities while simultaneously creating operational challenges. Debris-covered roads, hazardous travel conditions, and localized flooding may delay response times. Power outages and communications disruptions may affect dispatch systems, medical equipment, and facility operations.

Emergency responders may face increased exposure risks during severe weather, including lightning, high winds, and hail. Severe storms may also require reallocation of personnel and resources to address concurrent incidents, increasing operational strain.

Educational Facilities
Educational facilities may require temporary closure during severe weather events due to building damage, hazardous travel conditions, or loss of utilities. Closures may result in secondary economic impacts if caregivers are required to miss or modify work schedules.

Communication Systems
Communications systems within Cobb County may be vulnerable to severe weather impacts that affect reliability and functionality. High winds, heavy rainfall, and lightning can damage towers, antennas, cables, and data centers, resulting in service disruptions. Power outages may further affect communications systems that rely on continuous electrical supply.

Lightning strikes and storm-related power surges may damage sensitive electronic equipment, while network congestion may occur during emergencies as demand increases. Repair costs vary based on system size, technology, and extent of damage.

Environmental and Agricultural Impacts
Severe weather can have both short-term and long-term environmental impacts. Heavy rainfall over short periods may cause flash flooding, soil erosion, and damage to aquatic habitats. Large hail can damage crops, vegetation, and wildlife habitat, while strong straight-line winds may uproot trees and disrupt forested areas.

Lightning associated with severe storms may ignite wildfires, particularly during dry conditions, resulting in habitat loss and ecological disruption. Agricultural impacts may include reduced crop yields, livestock stress, and damage to grazing lands, depending on storm severity and timing.

Jurisdictional Concerns
As of this plan, community-specific data to quantify severe-storm vulnerability and historic impacts is limited. Over the life of this plan, the MPC will track local effects on residents, including vulnerable populations, buildings, critical facilities, utilities, and transportation, to refine this LHMP and inform future updates. Initial vulnerabilities and potential impacts are:

- **Cobb County (unincorporated):** Extensive tree canopy over homes and overhead lines, combined with mobile home communities, schools, parks, and scattered critical facilities, creates broad exposure to straight-line winds, large hail, and frequent lightning. Long electric feeder runs increase the chance of widespread, longer-duration outages after wind events.

- **Acworth:** Lakefront parks and open water can amplify wind gusts, while nearby neighborhoods and parking areas are vulnerable to hail damage. Shoreline users and sports fields also face elevated lightning risk during fast-moving storms.
- **Austell:** Industrial and commercial corridors with large-roof and metal buildings, rail spurs, and outdoor storage yards are sensitive to wind and hail. Fallen trees along access roads can complicate movement during tropical-remnant storms.
- **Kennesaw:** Dense neighborhoods, schools, and university facilities mean high outdoor activity when short-fuse storms produce downbursts. Canopy loss and blocked collectors can quickly disrupt local circulation.
- **Mableton:** Multifamily complexes and commercial strips along major routes see notable wind and hail exposure, with older mechanical systems more sensitive to post-storm outages and heat. Treefall and lightning near the Chattahoochee corridor can disrupt bridges and utilities.
- **Marietta:** Urban density, hospitals, public safety campuses, and water or wastewater sites concentrate consequences from severe storms. Hail threatens vehicle fleets and rooftop equipment, and tree-lined arterials can be blocked quickly by strong winds.
- **Powder Springs:** Neighborhoods near greenways and school campuses experience frequent outdoor activity during convective seasons, increasing exposure to hail and lightning. Fast-moving cells can down trees onto local collectors and low crossings.
- **Smyrna:** Major transportation corridors and dense multifamily housing concentrate exposure to falling limbs, flying debris, and extended outages. Large outdoor retail and apartment parking areas are susceptible to hail, while wind and lightning can quickly disrupt busy intersections and limit detours.

Cascading Impacts

Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with severe weather may include:

- Transportation infrastructure disruption
- Power outages and electrical grid disruption
- Communication system disruption
- Economic impacts and business closures
- Emergency services overload

Consequence Analysis

This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 87: Severe Weather Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Severe weather may result in property damage, loss of utility services, injuries, and displacement. Individuals with limited access to shelter, including low-income and unhoused populations, may face increased exposure to hazardous conditions and reduced ability to recover.
Impact on Responders	Emergency responders may encounter restricted access due to flooding, downed trees, debris, or damaged roadways. Exposure to lightning, high winds, flooding, and flying debris may increase injury risk. Damage to vehicles, equipment, and facilities may impair response capabilities and prolong operations.
Continuity of Operations	Severe weather may disrupt government operations through power outages, facility damage, and communications failures. While continuity plans are in place, access to primary or alternate facilities may be limited, and prolonged outages may restrict computer, network, and records access.

Table 87: Severe Weather Consequence Analysis

Subject	Potential Impacts
Delivery of Services	Service delivery may be impaired by roadway flooding, debris, and infrastructure damage. The ability to deliver goods and services may be affected locally or regionally depending on event severity. Goods, equipment, and vehicles may be damaged during transport or storage.
Property, Facilities, and Infrastructure	Severe weather may damage buildings, vehicles, and critical infrastructure. Power lines, generators, and substations are particularly vulnerable, potentially resulting in isolated outages or widespread blackouts. Flooding, lightning, hail, and high winds may cause structural and foundational damage that delays response and recovery.
Impact on Environment	Severe weather may result in environmental impacts through debris, hazardous material releases, and damage to treatment facilities. Flooding and runoff may contaminate water sources, while lightning strikes and high winds may damage agricultural lands, natural habitats, and ecosystems or ignite fires.
Economic Conditions	Severe weather events may place financial strain on local governments through response, repair, and recovery costs. While some expenses may be eligible for federal reimbursement following disaster declarations, immediate fiscal impacts may affect local budgets and operations.
Public Confidence in Governance	Public confidence may be influenced by the effectiveness and timeliness of severe weather response and recovery efforts. Clear communication, coordination across jurisdictions, and visible protective actions are critical to maintaining trust during severe weather events.

5.12.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and critical infrastructure may be exposed to severe weather hazards, including hail, lightning, strong winds, and impacts from tropical systems, increasing the potential for injuries, property damage, transportation disruption, and utility outages. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase severe weather consequences by placing more structures, businesses, and community lifelines within the same geographic footprint and within the same stormwater, transportation, and utility networks that can be stressed during high-impact storm events. Higher residential density can increase the number of households affected by wind damage, hail-related roof and vehicle impacts, and power outages, and can complicate emergency response, debris clearance, and recovery operations, particularly where damage affects major corridors, high-density neighborhoods, or critical facilities that serve large service areas.

Socioeconomic conditions further influence severe weather vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges receiving timely warnings, accessing safe shelter during severe thunderstorms, coping with extended outages during extreme heat or cold that may follow storms, and recovering after damaging events. Where these populations are concentrated, additional targeted outreach, accessible warning and messaging, and preparedness support may be needed to reduce risk.

Housing characteristics are also important considerations for severe weather vulnerability. As housing units increase across the county, the total number of structures exposed to damaging winds, windborne debris, hail impacts, and lightning-related fire or electrical damage increases. Building vulnerability can vary based on construction age and

maintenance, roof condition and covering type, the presence of large trees near structures, and the protection of windows, outdoor equipment, and mechanical systems. Dense residential development can also increase the likelihood of localized cascading impacts when downed trees, debris, or line damage disrupt access and utility restoration across multiple neighborhoods.

Critical infrastructure investment and redevelopment further influence severe weather risk. Transportation networks, power distribution systems, communications infrastructure, and water and wastewater facilities are essential to response and recovery and are susceptible to wind and lightning damage. Severe thunderstorms and tropical system remnants can down trees and power lines, damage substations and communications equipment, and create roadway blockages that slow emergency response and restoration. Heavy rainfall associated with severe storms can also overwhelm drainage systems, cause localized roadway flooding, and disrupt travel on key routes. As population, housing, and infrastructure density increase, the cascading impacts of service outages, blocked transportation corridors, and stormwater system stresses may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and concentration of community lifelines are key drivers of severe weather exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including tree and vegetation management near roadways and power lines, wind-resistant construction and roof maintenance practices, lightning protection and electrical resilience measures, stormwater system maintenance and upgrades, resilient utility design, and targeted public communication strategies and outreach to vulnerable and underserved populations.

5.12.8 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the extreme heat hazard.

Table 88: Example Severe Weather Mitigation Actions

Category	Example Action
Planning and Regulation	Review and update building codes and structural standards to ensure adequate resistance to wind damage, particularly for older structures.
	Require or encourage proper tie-downs, anchors, and ground anchoring systems for manufactured and modular homes.
	Encourage building design practices that improve resilience to wind and pressure changes, including controlled ventilation where appropriate.
	Establish or update utility standards for routine tree pruning and vegetation management around overhead lines.
	Inspect utility poles and related infrastructure to ensure compliance with wind-resistance specifications.
	Ensure adoption and enforcement of applicable building codes addressing wind loads and severe weather resistance.
Infrastructure	Install lightning protection systems, such as lightning rods and grounding, on communications infrastructure and other critical facilities.
	Install and maintain surge protection for critical electronic equipment and control systems.
	Retrofit buildings with load-path connectors and other structural reinforcements to strengthen the building envelope.
	Apply siting and design guidelines to reduce wind hazards from flagpoles, antennas, and similar appurtenances near buildings.
	Harden traffic signals, signage, and traffic control equipment to withstand high winds.
	Improve building insulation in walls and attics to reduce secondary impacts from power loss and building envelope failure.
Natural Systems	Maintain stream and river channels to support proper flow and reduce debris accumulation during heavy rainfall events.
	Use living fences, such as rows of trees or vegetation, where appropriate to reduce blowing dust and debris while maintaining safe setbacks from structures and utilities.

Table 88: Example Severe Weather Mitigation Actions

Category	Example Action
Education and Outreach	Develop and distribute lightning safety information through recreation equipment retailers, outfitters, and community partners.
	Educate architects, engineers, and builders on incorporating wind mitigation techniques into building design.
	Provide guidance to property owners on installing temporary window coverings and securing loose items prior to severe weather.
	Produce and distribute family and traveler emergency preparedness information related to severe weather hazards.
	Conduct outreach to vulnerable populations, including identifying and promoting accessible shelters during severe weather events.

5.13 Severe Winter Weather



5.13.1 Hazard Description

Severe winter weather encompasses multiple effects caused by winter storms and conditions. Included are strong winds, ice storms, heavy or prolonged snow, sleet, and extreme temperatures. Winter storms can be increasingly hazardous in areas and regions that only see winter storms intermittently.

This plan defines severe winter weather as a combination of the following effects as defined by NOAA and the NWS.

- **Ice Storm:** An ice storm is used to describe occasions when damaging accumulations of ice are expected during freezing rain situations. Significant accumulations of ice pull down trees and utility lines resulting in loss of power and communication and can make travel extremely dangerous. Significant ice accumulations are usually accumulations of ¼" or greater.
- **Heavy Snow:** This generally means snowfall accumulating to 4" or more in depth in 12 hours or less; or snowfall accumulating to 6" or more in depth in 24 hours or less.
- **Winter Storm:** Hazardous winter weather in the form of heavy snow, freezing rain, or heavy sleet. It may also include extremely low temperatures and increased wind.
- **Cold Wave/Extreme Cold:** As described by NWS, a cold wave is a rapid fall in temperature within a 24-hour period requiring substantially increased protection to agriculture, industry, commerce, and social activities. As evidenced by past incidents across the U.S., extreme cold can cause impact to human life and property.

5.13.2 – Location and Extent

Severe winter weather occurs occasionally throughout Cobb County. These events occur on a large geographic scale, often affecting multiple counties, regions, and states. Winter storms typically form with some warning and are often anticipated. Like other large storm fronts, the severity of a storm is not as easily predicted due to myriad factors that can influence its impact. Although meteorologists estimate the amount of snowfall a winter storm will drop, it is not known exactly how much snow will fall, whether or not it will form an ice storm, or how powerful the winds will be until the storm is already affecting a community.

The Northeast Snowfall Impact Scale is a scale used to assess and rank the impact of snowfall events in the northeastern United States, but allows for an idea of intensity for Cobb County. It was developed by NOAA to provide a standardized way of measuring the societal and economic impacts of snowstorms. The scale takes into account factors such as snowfall amount, population density, and the area affected by the storm to determine its impact. The scale has five categories, each with its own associated impacts:

Table 89: Snowfall Impact Scale

Category	Description	Impacts
1	Notable	Light to moderate snowfall. Limited impacts on transportation and daily life. Typically localized to small areas.
2	Significant	Moderate to heavy snowfall. Widespread impacts on transportation, including delays and disruptions. Some school and business closures. Widespread power outages are rare.
3	Major	Heavy snowfall, often exceeding one foot or more. Significant transportation disruptions, including major highway closures. Widespread school and business closures. Power outages may occur, especially in areas with wet, heavy snow.
4	Crippling	Extreme snowfall, often exceeding two feet or more. Severe and prolonged transportation disruptions, including highway closures.

Table 89: Snowfall Impact Scale

Category	Description	Impacts
		Widespread school and business closures for an extended period. Widespread and prolonged power outages, especially in areas with ice accumulation.
5	Extreme	Exceptional snowfall, often exceeding three feet or more. Complete paralysis of transportation systems, including major highways and airports. Extended school and business closures. Widespread and prolonged power outages with significant damage to the electrical infrastructure.

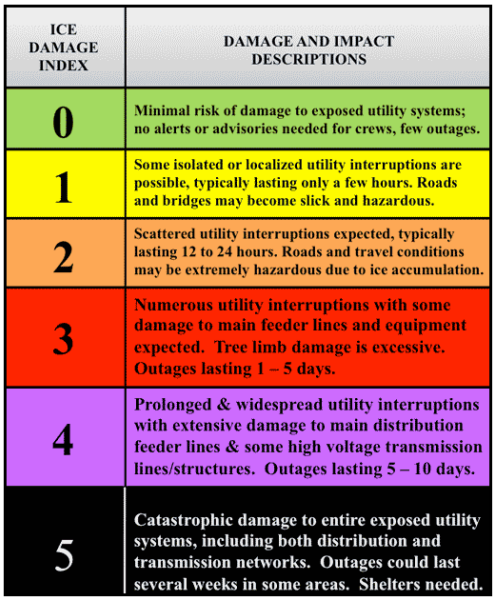
Source: NOAA

The scale provides information for emergency management, public safety agencies, and the public to understand the potential impacts of a snowstorm and to prepare accordingly. It helps to quantify and communicate the severity of winter weather events, especially where snowfall can have a major impact on daily life and the economy.

Cobb County and all participating jurisdictions experience infrequent, light snowfall, typically a dusting to a few inches per event, and most winters align with Snowfall Impact Scale Category 1 (Notable). Even small totals can create hazardous travel because removal resources are limited, the network has many bridges and overpasses, and hilly or shaded segments hold packed snow and refreeze into black ice. The most common disruptions occur on I-75, I-285, I-575, US-41 (Cobb Parkway), US-78/278 near Mableton, SR-120 (Roswell Road and Dallas Highway), SR-280 (South Cobb Drive), Barrett Parkway, and the East-West Connector, where lanes slow or close, fender-benders increase, and commutes lengthen. Typical consequences include school closures, delayed deliveries and public services, and longer emergency response times, with some neighborhoods on secondary roads experiencing temporary isolation until plows and treatment arrive. On rare occasions the area reaches Category 2 (Significant) when a few inches fall quickly, which produces widespread delays and closures. Heavy, wet snow, when it occurs, adds limb weight and can contribute to scattered outages, yet countywide damage from snow alone is uncommon compared to ice.

The Sperry–Piltz Ice Accumulation Index is an ice accumulation and ice damage prediction index that, when combined with NWS data, predicts the projected footprint, total ice accumulation, and resulting potential damage from approaching ice storms.

Figure 12: Sperry–Piltz Ice Accumulation Index



Source: Sperry–Piltz Ice Accumulation Index

Cobb County and its cities are most vulnerable to freezing rain, ice accretion, and black ice. Even minor icing creates hazardous travel because de-icing capacity is limited, many segments are shaded or hilly, and there are numerous bridges and overpasses. Glaze ice routinely slows or closes I-75, I-285, I-575, US-41 (Cobb Parkway), US-78/278 near

Mableton, SR-120, SR-280, Barrett Parkway, and the East-West Connector, and it affects creek crossings on Sweetwater, Nickajack, Sope, Rottenwood, Noonday, and Allatoona Creek. The county's dense tree canopy and above-ground distribution lines make the area outage-prone. About one-quarter to one-half inch of ice can drop limbs and lines, block roads, and disrupt traffic signals. Typical impacts include school closures, scattered to widespread power interruptions, and delayed emergency response, with some neighborhoods temporarily isolated until sanding, salting, and debris clearance are completed.

Most Cobb County icing events align with SPIA Levels 1–3, which correspond to spotty to numerous outages and hazardous travel with roughly 0.10–0.50 inches of ice and modest winds. A credible worst case is SPIA Level 4 in exposed areas, generally at or above 0.50 inches of ice with stronger winds, resulting in widespread outages, multi-day debris clearance, and prolonged road closures.

Cobb County experiences episodic extreme cold associated with Arctic air masses pushing into the Southeast. Prolonged subzero temperatures are rare, but short-duration cold waves occur most winters, producing dangerous wind chills and stressing vulnerable populations, exposed plumbing, road treatment operations, and electric distribution. During these events, air temperatures commonly dip into the teens to low 20s °F, with occasional nights in the single digits. Wind chills can fall to near or below 0°F, sufficient to trigger NWS Wind Chill Advisories or Warnings.

The MPC views severe winter weather as a local, county-wide, and regional hazard. Discussions with the MPC and a review of all available data indicated severe winter weather is a community minor concern for all participating jurisdictions.

5.13.3 Previous Occurrences

Severe weather events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. The following table summarizes Presidentially declared disasters affecting Cobb County:

Table 90: Cobb County Presidentially Declared Disasters

Designation	Declaration Date	Incident Type	Individual Assistance	Public Assistance	Mitigation Grant Program
DR-1311-GA	01/28/2000	**Georgia Winter Storm**	-	$36,909,136	-

Source: FEMA
-: Not reported

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. The following table summarizes Emergency Declarations affecting Cobb County:

Table 91: Cobb County Emergency Declarations

Designation	Declaration Date	Incident Type	Public Assistance
EM-3368-GA	02/11/2014	Severe Winter Storm	-

Source: FEMA
-: Not reported

In Georgia, the Governor has the authority to declare a state of emergency or disaster under applicable state statutes. There have been no state declarations of emergency for severe winter weather for Cobb County from 2019-2025.

In addition to federal and state declarations, historical event data provide insight into the frequency and impacts of severe winter weather in Cobb County. The following table summarizes severe weather events identified in the NOAA NCEI Storm Events Database, including reported impacts from 1950 through 2025:

Table 92: NCEI Cobb County Severe Winter Weather Events

Jurisdiction	Event Type	Number of Days with Events	Property Damage	Deaths and Injuries
Cobb County	Blizzard	0	$0	0
	Extreme Cold	10	$0	0
	Ice Storm	5	$1,013,000	0
	Winter Storm	11	$250,000	0

Source: NCEI

It is worth noting that damage estimates indicated by the NCEI are often artificially low. This underreporting is a result of the way the events are reported to the NCEI, often by the local and/or NWS office. When reporting an event, the NWS office does not have access to the actual damage assessment resulting from that event. As such, the report often details a very low amount or zero-dollar amount for damages. Additionally, deaths and injuries may be underreported as they may be a result of a concurrent event, such as a person driving unsafely during heavy rain and passing away.

Recent notable NCEI recorded events include:

- **January 22, 2000:** Wintry precipitation plagued the northern third of Georgia beginning Saturday and continued into Sunday. A shallow cold airmass with single-digit dewpoint temperatures was in place over north Georgia, with temperatures in the upper 20s to lower 30s over much of the area. An upper-level disturbance moved rapidly over the area in a fast zonal flow, bringing an increase in mid-tropospheric moisture. At the same time, lower-level moisture spread into the area from the Gulf of Mexico. Precipitation began falling into the colder layer of air near the surface by mid-morning on the 22nd. The mixture of light rain, snow and sleet had spread from northwest to northeast Georgia by early afternoon. Damages were recorded at $980,000.

Many severe winter weather events affecting Cobb County, including periods of extreme cold, ice storms, and winter storms, are not listed as discrete entries in the NOAA NCEI Storm Events Database for the county. The NCEI database documents events that meet specific reporting thresholds, such as confirmed fatalities, injuries, significant property damage, or documented disruptions to commerce. Severe winter weather events in Cobb County often result in impacts such as hazardous travel conditions, short-duration power outages, downed tree limbs due to ice accumulation, frozen pipes, or temporary closures of schools and businesses, and may not trigger formal reporting if impacts are localized, short lived, or result primarily in indirect or operational disruptions. In addition, winter storms affecting Cobb County as part of larger regional cold weather systems may be captured in broader state or regional summaries but are not always coded at the county level unless impacts are formally documented and attributed to a specific location. This combination of reporting criteria, impact thresholds, and data limitations explains why several known severe winter weather occurrences in Cobb County appear in climatological records or local narratives but are absent or sparse in the official NCEI Storm Events Database for the county.

To illustrate the types and magnitude of severe winter weather impacts experienced locally, the following summary highlights notable cold weather, ice storm, and winter storm events affecting Cobb County over the past two decades based on regional climatological records, documented impacts, and local experience.

- **January 2024:** A winter storm produced freezing temperatures and light wintry precipitation across north Georgia, including Cobb County. Impacts included icy road conditions, traffic accidents, school closures, and short-duration power outages. Structural damage was limited, but emergency response, transportation disruptions, and utility restoration costs are reasonably estimated in the tens to low hundreds of thousands of dollars.
- **December 2022:** A period of extreme cold affected Cobb County as part of a regional Arctic air outbreak. Impacts included frozen pipes, increased demand on heating systems, and heightened risks to vulnerable populations. No comprehensive damage totals were reported, but operational and emergency response costs related to warming shelters, infrastructure stress, and service disruptions are estimated in the tens of thousands of dollars.

5.13.4 Probability of Future Events

Predicting the probability of severe winter weather events is inherently complex due to the number of interacting atmospheric factors and variability in storm development. However, historical records indicate that Cobb County has experienced severe winter weather in the past and can reasonably expect similar events to occur in the future.

The NOAA National Centers for Environmental Information Storm Events Database provides a standardized and nationally consistent record of severe winter weather events, including extreme cold, ice storms, and winter storms, that meet defined reporting thresholds for casualties and documented damage. While the database may not capture all winter weather occurrences, particularly events resulting primarily in hazardous travel or short-term service disruptions, it provides a conservative baseline by documenting events with verified impacts. The following table summarizes 75 years of NCEI severe winter weather data, establishing a historically supported minimum probability of future winter weather occurrence for planning and mitigation purposes in Cobb County:

Table 93: Cobb County NCEI Severe Winter Weather Event Probability Summary

Event	Days with Event	Average Events per Year	Deaths / Injuries	Average Deaths / Injuries per Year	Property Damage	Average Property Damage per Year
Blizzard	0	<1	0	0	$0	$0
Extreme Cold	10	<1	0	0	$0	$0
Ice Storm	5	<1	0	0	$1,013,000	$13,507
Winter Storm	11	<1	0	0	$250,000	$3,333

Source: NCEI

5.12.5 Projected Changes in Location, Intensity, Frequency, and Duration

Cobb County typically experiences mild winters compared to northern regions, but winter weather, including cold snaps, light snow, and ice storms, does occasionally impact the area. Looking ahead, projected changes suggest that while extreme cold events may become less frequent, winter weather in Cobb County could still present increased risks due to variability and isolated extreme events.

In terms of location, winter weather events may begin to affect areas farther south and at lower elevations than in the past. While Cobb County is not typically a hotspot for snow accumulation, the geographic extent of ice and mixed precipitation events could broaden to include areas of the county that previously saw minimal winter impacts, as a small shift in storm path or elevation can mean the difference between rain and disruptive freezing rain or sleet.
Regarding intensity, the county is not expected to experience large increases in average snowfall, but there is potential for more impactful ice storms. These events may involve greater accumulations of freezing rain, which pose serious hazards to transportation, power lines, and tree canopies. While fewer extreme cold days are anticipated, the cold events that do occur may be sharp and sudden, causing burst pipes, power demand surges, and challenges for populations unaccustomed to freezing conditions.

Frequency and duration of winter events are projected to shift in complex ways. Prolonged cold spells may become less common, replaced by shorter but more intense cold snaps. Likewise, snow and ice may arrive in more intermittent and unpredictable intervals, complicating planning and road treatment schedules. For emergency management and public works in Cobb County, this means a need for flexible response plans that can address both brief but intense winter weather and longer periods of light but persistent hazards.

Overall, winter weather in Cobb County is expected to remain an intermittent threat, but its unpredictability, potential severity, and infrastructure impacts will continue to warrant close attention.

5.13.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI's relative scale while

providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 94: Participating Jurisdiction Severe Winter Weather Risk Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Severe Winter Weather Risk Rating	Relatively High	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low
Ice Storm Average Frequency	1.1	0.8	1.4	0.8	1.4	1.2	1.4	1.4
Winter Weather Average Frequency	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Source: FEMA NRI

Table 95: Participating Jurisdiction Severe Winter Weather EAL Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Severe Winter Weather Risk Rating	Relatively High	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low	Relatively Low
Ice Storm EAL $	$186,482	$6,019	$4,150	$10,508	$15,009	$31,964	$8,917	$21,240
Winter Weather EAL $	$1,118,918	$51,086	$23,177	$71,414	$78,400	$180,781	$49,928	$110,839

Source: FEMA NRI

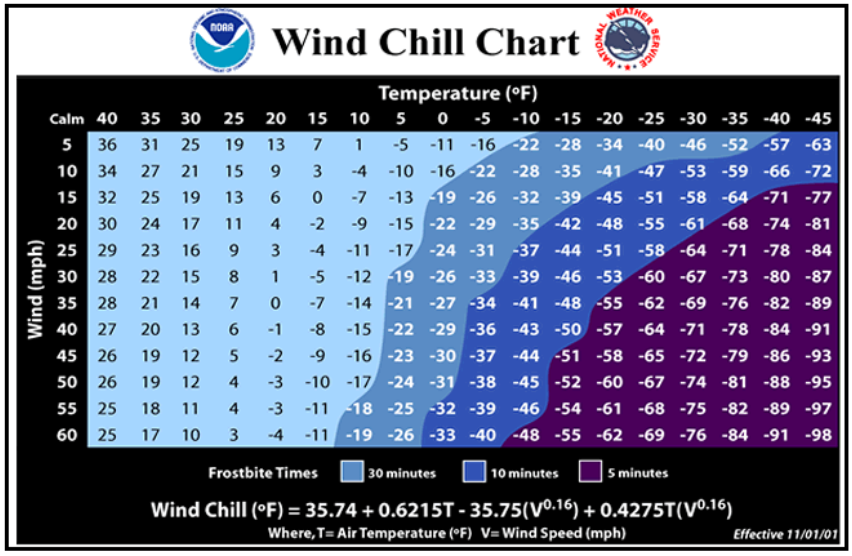
Population

Severe winter weather, and the extremely cold temperatures that often accompany it, is a threat to anyone exposed to them. Extreme cold can cause frostbite and hypothermia. Bitterly cold temperatures can also burst water and create an excessive demand on providers to deliver energy for household heating. There are also fire dangers associated with home heating. Heavy snow and/or ice can paralyze communities. Roads can become hazardous, which may cause accidents, disrupted flow of supplies, and challenges in the delivery of emergency and medical services. Additional impacts on people and the community may include:

- **Injuries and Fatalities:** Slippery sidewalks, roads, and driveways can lead to slip and fall accidents, vehicle crashes, and pedestrian injuries. Exposure to extreme cold temperatures can cause frostbite, hypothermia, and cold-related illnesses, which can be life-threatening.
- **Power Outages:** Heavy snow, ice, and freezing rain can bring down power lines and disrupt electricity supply. Power outages can lead to heating and lighting challenges, particularly in extreme cold conditions.
- **Transportation Disruptions:** Winter storms can make roads and highways treacherous, leading to travel delays, accidents, and stranded motorists. Public transportation services may be disrupted, affecting commuters and essential travel.
- **Stranded or Isolated Communities:** Severe winter weather can leave communities isolated and cut off from emergency services and supplies. Residents may need to shelter in place or rely on local resources until conditions improve.
- **Health Risks:** Exposure to extreme cold can lead to a range of health risks, including frostbite, hypothermia, and cold-related illnesses. Individuals with pre-existing health conditions may face exacerbated risks.
- **Increased Heating Costs:** Cold weather can result in higher heating costs, which can be a financial burden for many households. Low-income individuals and families may struggle to afford adequate heating.
- **Disruption of Essential Services:** Severe winter weather can disrupt essential services such as healthcare, emergency response, and utilities. Hospitals may face increased patient volumes due to weather-related injuries and illnesses.

When extremely cold temperatures are accompanied by strong winds the result can be potentially lethal wind chills. Wind chill is the temperature your body feels when the air temperature is combined with the wind speed and is based on the rate of heat loss from exposed skin caused by the effects of wind and cold. As the speed of the wind increases, it can carry heat away from your body much more quickly, causing skin temperature to drop. The wind chill chart shows the difference between the actual air temperature and the perceived temperature due to wind, and amount of time until frostbite occurs.

Chart 2: Wind Chill Chart



Source: NOAA

All Cobb County and participating jurisdiction populations are vulnerable to the impacts of severe winter weather. Please see Section 3.3: Population Data and Section 3.4: Socially Vulnerable and At-Risk Populations for data concerning jurisdictional populations.

Buildings and Structures

Buildings and structures within Cobb County and participating jurisdictions may be impacted by severe winter weather events, including extreme cold, ice storms, and snowstorms. Vulnerability varies based on location, age, construction type, and maintenance condition, with older structures generally at higher risk. Heavy snow or ice accumulation can place additional loads on roofs, awnings, and exterior features, potentially causing damage or failure.

Severe winter weather may also indirectly affect buildings through damage to supporting infrastructure, including electrical and communications systems. Fallen tree limbs, ice accumulation, and debris may create safety hazards for occupants and the public during and after winter storm events.

Governmental Operations

Severe winter weather can disrupt government operations through facility damage, loss of utilities, and restricted access. Power outages caused by ice accumulation or downed lines may interrupt operations at government buildings and affect service delivery. Snow and ice can make roads impassable, limiting employee access to facilities and delaying response activities.

Rapid snowmelt or rain-on-snow conditions may lead to localized flooding, requiring cleanup and repairs. Recovery and response costs associated with snow removal, facility repairs, and extended operations may temporarily strain budgets.

Transportation Infrastructure

Severe winter weather can significantly impact transportation infrastructure by creating hazardous travel conditions and increasing maintenance demands. Snow accumulation can reduce visibility and traction, while ice formation, including

black ice, can greatly increase accident risk. Strong winds may create snowdrifts that obstruct roadways, particularly in open areas.

Freeze-thaw cycles can accelerate roadway deterioration by expanding and contracting moisture within pavement cracks, leading to potholes and surface damage. Bridges and overpasses are particularly vulnerable due to increased ice formation and thermal exposure. Snow removal and de-icing operations are critical for maintaining access but may contribute to long-term corrosion and infrastructure wear.

Snow removal costs can vary widely depending on storm severity and road network size. In Cobb County, snow response costs may range from tens of thousands of dollars per event or more, particularly for major storms affecting primary and state routes. Snow removal priorities are typically based on traffic volume and roadway function, with state routes and primary roads receiving priority, followed by major local roads and residential streets.

Electrical Infrastructure
Severe winter weather can have substantial impacts on electrical infrastructure through increased demand, equipment stress, and physical damage. Extremely cold temperatures often increase heating demand, placing additional load on electrical systems and increasing the risk of outages.

Ice accumulation on power lines can add significant weight, causing lines to sag or break, while ice-laden trees and branches may fall onto lines and substations. Electrical equipment such as switches, transformers, and cables may experience increased failure rates during prolonged cold conditions. These impacts can result in localized or widespread power outages affecting residents, businesses, and critical facilities.

Water and Wastewater Utilities
Severe winter weather generally has limited direct impacts on water and wastewater infrastructure, though secondary effects may occur. Power outages can disrupt pumping and treatment operations, while frozen pipes in distribution systems may result in leaks or service interruptions. Snowmelt or winter precipitation may overwhelm drainage systems in localized areas, leading to operational challenges.

Medical and Emergency Response Facilities
Severe winter weather can create significant challenges for medical and emergency response operations. Snow and ice may restrict access to facilities and delay response times, while power and communications outages may affect dispatch systems and medical equipment.

Emergency responders may face increased safety risks due to extreme cold, ice, and hazardous travel conditions. Winter storms may also increase demand for emergency services and sheltering, particularly during extended power outages, placing additional strain on response resources.

Educational Facilities
Educational facilities may be affected by severe winter weather through hazardous travel conditions, loss of utilities, or facility damage. Snow and ice can disrupt transportation routes for students and staff, leading to delayed schedules or temporary closures. School closures may result in secondary economic impacts if caregivers are required to miss or modify work schedules.

Communication Systems
Communications systems within Cobb County may be vulnerable to severe winter weather impacts that affect reliability and functionality. Heavy snow and ice accumulation can damage towers, antennas, cables, and equipment shelters. Power outages may further disrupt communications systems that rely on continuous electrical supply.

Ice loading and high winds can compromise tower stability, while backhaul infrastructure damage may affect regional connectivity. Network congestion may also occur during winter storms as demand increases. Repair costs vary depending on the extent of damage, system size, and technology involved.

Environmental and Agricultural Impacts
Severe winter weather can affect environmental systems through habitat disruption, reduced food availability, and altered wildlife movement patterns. Heavy snow and ice can damage vegetation and tree canopies, while extreme cold may stress wildlife populations.

The use of salt and de-icing chemicals on roads and sidewalks can introduce pollutants into nearby waterways through runoff and snowmelt, potentially affecting water quality and aquatic ecosystems. Elevated sediment loads and temperature changes associated with snowmelt may further impact streams and rivers.

Jurisdictional Concerns
As of this plan, community-specific data to quantify severe winter weather vulnerability and historic impacts is limited. Over the life of this plan, the MPC will document local effects on residents, vulnerable populations, buildings, critical facilities, utilities, and transportation to refine this LHMP and inform future updates. Countywide concerns include slow moving winter storms, widespread treefall, damage to overhead power, blocked roads, and short notice impacts to schools, multifamily housing, and healthcare.

- **Cobb County (unincorporated):** Widespread tree cover over neighborhoods and long overhead distribution lines increases outage risk during ice accretion. Shaded hills, bridges, and secondary roads refreeze quickly, creating isolated pockets and delayed access.
- **Acworth:** Lakefront and open exposures near Allatoona Creek feel stronger wind chills and early icing on bridges. Neighborhood streets and retail parking areas become slick fast, affecting access and small business operations.
- **Austell:** Industrial and rail corridors see rapid icing on large roof spans, loading areas, and rail-adjacent streets. Tree and limb fall can block key truck routes and complicate movement through low spots.
- **Kennesaw:** University and school campuses, dense neighborhoods, and busy collectors concentrate pedestrian and vehicle exposure on icy surfaces. Hills near Noonday and Butler Creek crossings tend to refreeze overnight and create recurring black ice.
- **Mableton:** Multifamily complexes and commercial strips along major routes face slippery interior drives and limited alternate access when bridges over Nickajack Creek and the Chattahoochee fringe ice early. Older building stock is more sensitive to heat loss during extended outages.
- **Marietta:** Urban arterials, hospital and public safety campuses, and water or wastewater facilities are vulnerable to rapid icing on ramps and underpasses. Heavy, wet snow and glaze can affect rooftop equipment and fleets while tree-lined streets block quickly.
- **Powder Springs:** Neighborhood streets near greenways and creek dips ice at low crossings and short, steep segments. Limited treatment capacity on local collectors can slow emergency response during repeat freeze–thaw cycles.
- **Smyrna:** Major interchanges and elevated ramps ice early, producing fast congestion and limited detour options. Dense multifamily areas and large retail centers experience widespread slick walking routes and parking lots, with outages impacting many residents at once.

Cascading Impacts
Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with severe winter weather may include:

- Direct physical damage to buildings and structures:
- Transportation infrastructure disruption
- Power outages and electrical grid disruption
- Communication system disruption
- Transportation and supply chain disruptions
- Economic impacts and business closures
- Emergency services overload

Consequence Analysis

This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 96: Severe Winter Weather Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Freezing temperatures coupled with heavy snow accumulation can cause dangerous travel conditions, leading to accidents and road closures. Downed power lines can lead to a loss of electricity and heat, with the young and the elderly especially vulnerable. Extremely cold temperatures may lead to hypothermia and death.
Impact on Responders	Dangerous road conditions create transportation challenges for first responders. First responders will need to control their own exposure to the elements for prolonged periods of time and will need to continuously seek heat and shelter to stay warm. Equipment may also be damaged or destroyed due to cold temperatures, heavy wind, ice, and heavy snowfall, which may lead to a decrease in response capabilities.
Continuity of Operations	Local jurisdictions maintain continuity plans which can be enacted as necessary. Severe winter weather may impact an agency's ability to maintain operations due to power outages and transportation difficulties. If the activation of alternate facilities was required, travel may be difficult. Additionally, computer/network and other communication access may be impacted due to power outages.
Delivery of Services	The ability to deliver services can be impacted locally, regionally, or statewide depending on the severity of the severe winter weather event. Dangerous road conditions may lead to roadway and bridge closures, as well as transit service disruptions. Businesses and places of commerce may completely shut down, which leads to the disruption of goods and services.
Property, Facilities, and Infrastructure	Transportation, governmental operations, and communications may be heavily disrupted. Roads and bridges may be heavily impacted by severe winter weather, and may be completely obstructed by downed trees, powerlines, and snow accumulation. Snow and ice can impact access to homes and critical facilities such as hospitals, schools, and supermarkets. Power loss can lead to disruption of critical infrastructure and technology.
Impact on Environment	Heavy snow and ice accumulation can weigh down and damage vegetation, tree limbs, and power lines. Flooding may also occur after the rapid melting of a heavy snowfall, causing bodies of water to flood, damaging the surrounding areas. Exposure to extreme winter weather may result in animal death. Chemicals used to treat roadways may contaminate natural environments and water reservoirs if used in large quantities.
Economic Conditions	Severe winter weather poses a fiscal impact on the governments, even if some of those costs can be recouped through federal grant reimbursements. Local, county, and state resources may be drained by a severe winter weather event.
Public Confidence in Governance	The public's confidence in governance is affected by immediate local and state response through direct and effective actions. Efficiency in response and recovery operations is critical in keeping public confidence high.

5.13.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and critical infrastructure may be exposed to severe winter weather hazards, including cold, ice storms, and winter storms, increasing the potential for injuries, property damage, transportation disruption, and utility outages. This discussion is

informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase severe winter weather consequences by placing more people, structures, and essential services within the same transportation and utility networks that can be stressed during ice and cold events. Higher residential density can increase the number of households affected by power outages or hazardous road conditions, and can complicate emergency response, debris clearance from downed trees and limbs, and recovery operations, particularly where ice impacts major corridors, bridges, and high-traffic routes.

Socioeconomic conditions further influence vulnerability to cold, ice, and winter storms within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges receiving warnings, maintaining safe indoor temperatures during prolonged outages, accessing transportation, obtaining medications and supplies, and recovering from storm-related disruptions. Where these populations are concentrated, additional targeted outreach, accessible warning and messaging, warming center planning, and support for continuity of care may be needed to reduce risk.

Housing characteristics are also important considerations for severe winter weather vulnerability. As housing units increase across the county, the total number of structures potentially affected by freezing temperatures, pipe breaks, ice-related roof or tree damage, and extended power loss increases. Building vulnerability can vary based on construction age and insulation quality, the protection of plumbing and mechanical systems, the presence of backup heat sources, and maintenance conditions such as tree trimming near structures. Multi-family housing and dense neighborhoods may experience broader impacts when outages disrupt shared building systems, access roads, and parking areas.

Critical infrastructure investment and redevelopment further influence severe winter weather risk. Transportation networks, power distribution systems, communications infrastructure, and water and wastewater facilities are essential to response and recovery. Ice accumulation and freezing temperatures can cause downed trees and power lines, extended electrical outages, and impacts to communications. Winter storms can also reduce roadway capacity through icing, crashes, and blocked lanes, limiting access for responders and delaying restoration activities. As population, housing, and infrastructure density increase, the cascading impacts of outages, hazardous travel, and supply-chain disruptions may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and reliance on interconnected transportation and utility systems are key drivers of severe winter weather exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including vegetation management near power lines, road and bridge treatment planning, backup power and continuity planning for critical facilities, public communication strategies, warming center coordination, and targeted outreach to vulnerable and underserved populations.

5.13.8 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the extreme heat hazard.

Table 95: Example Severe Winter Weather Mitigation Actions

Category	Example Action
Planning and Regulation	Review building codes and structural policies to ensure they are adequate to protect older structures from snow loads.
	Require tie-downs with anchors and ground anchors appropriate for the soil type for manufactured homes.
	Incorporate passive ventilation in the site design to allow outdoor air to enter the home in a controlled way.
	Establish standards for all utilities regarding tree pruning around lines.
	Inspect utility poles to ensure they meet specifications and are ice resistant.

Table 95: Example Severe Winter Weather Mitigation Actions

Category	Example Action
	Ensure the development and enforcement of building codes for roof snow loads.
Infrastructure	Protect traffic lights and other traffic controls from ice.
	Add building insulation to walls and attics.
Natural Systems	Property maintain stream and river channels to ensure flow.
	Use snow fences or "living snow fences" (e.g., rows of trees or other vegetation) to limit blowing and drifting of snow over critical roadway segments.
Education	Develop a winter weather brochure for distribution by recreation equipment retailers or outfitters in mountainous areas.
	Educate design professionals to include snow mitigation during building design.
	Instruct property owners on how to properly install temporary window coverings before a storm.
	Produce and distribute family and traveler emergency preparedness information about severe winter weather hazards.
	Organize outreach to vulnerable populations, including establishing and promoting accessible heating centers in the community.

5.14 Tornado



5.14.1 Hazard Description

A tornado is a violent, dangerous, rotating column of air that is in contact with both the surface of the earth and a cumulonimbus cloud or, in rare cases, the base of a cumulus cloud. Tornadoes come in many shapes and sizes but are typically in the form of a visible condensation funnel, whose narrow end touches the earth and is often encircled by a cloud of debris and dust.

Tornadoes can cause several kinds of damage to buildings. Tornadoes have been known to lift and move objects weighing more than three tons, toss homes more than 300 feet from their foundations, and siphon millions of tons of water. However, less spectacular damage is much more common. Houses and other obstructions in the path of the wind cause the wind to change direction. This change in wind direction increases pressure on parts of the building. The combination of increased pressures and fluctuating wind speeds creates stress on the building that frequently causes connections between building components, roofing, siding, and windows to fail. Tornadoes can also generate a tremendous amount of flying debris. If wind speeds are high enough, airborne debris can be thrown at buildings with enough force to penetrate windows, roofs, and walls.

5.14.2 – Location and Extent

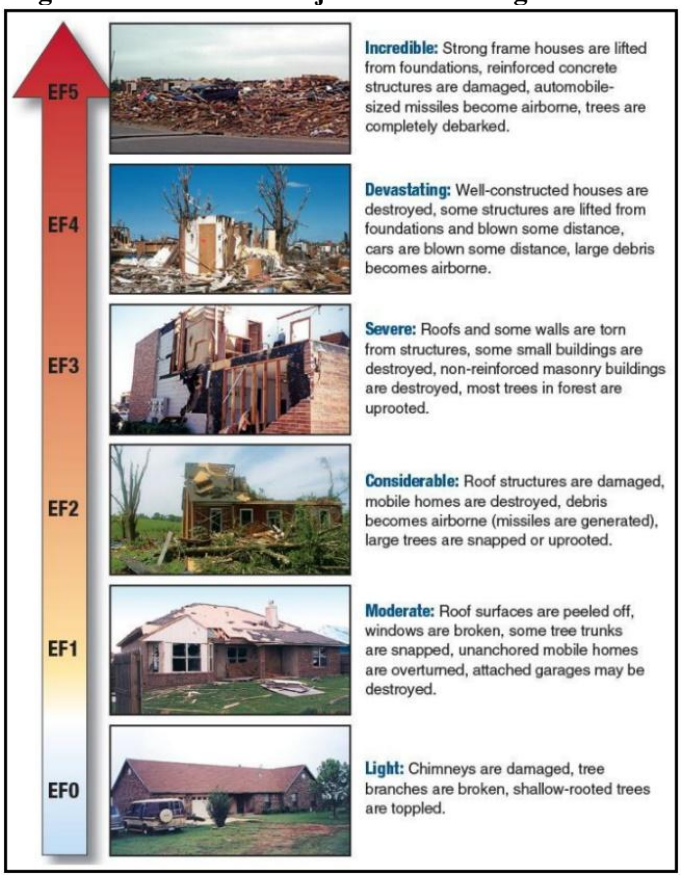
All Cobb County participating jurisdictions are vulnerable to tornadoes. Based on the non-geographic specific aspect of this hazard, all of the planning area's structural inventory and population is vulnerable. A tornado may arrive with a squall line or cold front and touch down quickly. Smaller tornadoes can strike without warning. Other times tornado watches and sirens will alert communities of high potential tornado producing weather or an already formed tornado and its likely path. Since 2007, the United States uses the Enhanced Fujita (EF) Scale to categorize tornadoes. The scale correlates wind speed values per F level and provides a rubric for estimating damage.

Table 98: Enhanced Fujita Scale

Scale	Wind Speed (mph)	Relative Frequency	Damage Description	Potential Damage
EF0	65-85	53.5%	Light	Peels surface off some roofs, some damage to gutters or siding, branches broken off trees, and shallow-rooted trees pushed over. Confirmed tornadoes with no reported damage are always rated EF0.
EF1	86-110	31.6%	Moderate	Roofs severely stripped, mobile homes overturned or badly damaged, loss of exterior doors, and windows and other glass broken.
EF2	111-135	10.7%	Considerable	Roofs torn off well-constructed houses, foundations of frame homes shifted, mobile homes complete destroyed, large trees snapped or uprooted, light object missiles generated, and cars lifted off ground.
EF3	136-165	3.4%	Severe	Entire areas of well-constructed houses destroyed, severe damage to large buildings such as shopping malls, trains overturned, trees debarked, heavy cars lifted off the ground and thrown, and structures with weak foundations blown away some distance.
EF4	166-200	0.7%	Devastating	Well-constructed houses and whole frame houses completely leveled, cars thrown, and small missiles generated.
EF5	>200	<0.1%	Incredible	Strong frame houses leveled off foundations and swept away, automobile-sized missiles fly through the air in excess of 300 ft., steel reinforced concrete structure badly damaged, high-rise buildings have significant structural deformation, and incredible phenomena will occur.

Source: NOAA Storm Prediction Center

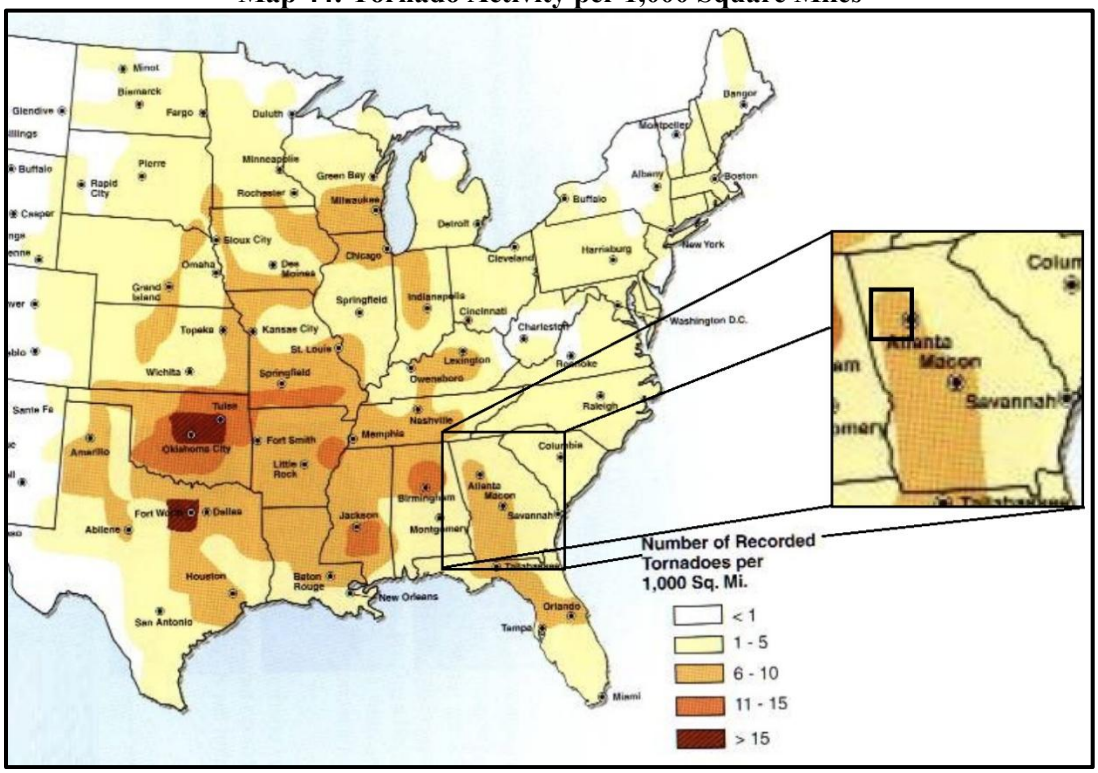
Figure 13: Enhanced Fujita Scale Damage Estimates



Source: FEMA

The following map, from FEMA, indicates tornado activity per 1,000 square miles for Cobb County:

Map 44: Tornado Activity per 1,000 Square Miles



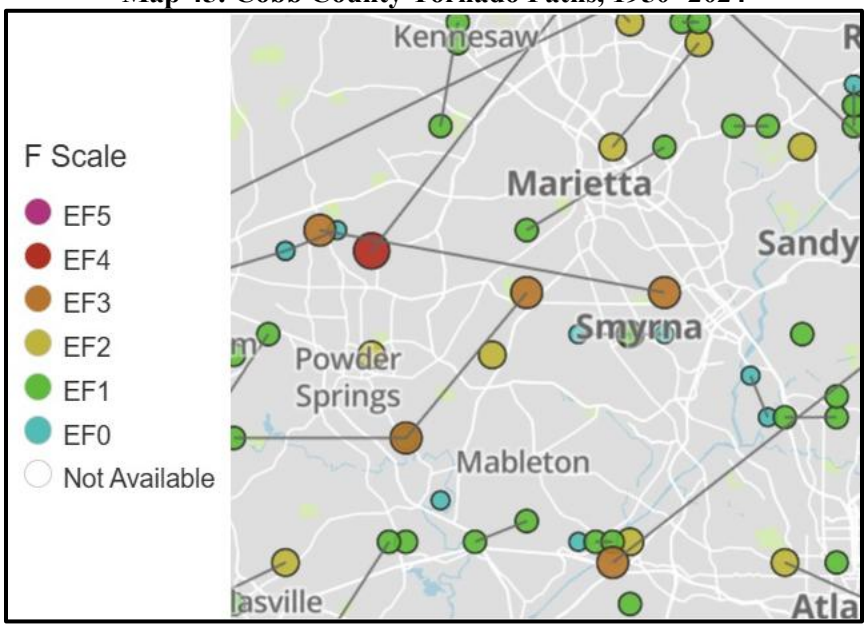
Source: FEMA

The MPC views tornadoes as a local, county-wide, and regional hazard. Tornado impacts in Cobb County range from roof and window damage and treefall to extended power outages, blocked roads, and short-notice evacuations for schools, healthcare, and multifamily housing. Mobile homes, older roof systems, large glass fronts, and critical facilities without hardened areas or safe rooms face elevated risk. Because tornadoes can form quickly and at night, effective alerting, fast protective action, and debris clearance are central to reducing losses.

5.14.3 Previous Occurrences

NOAA has tracked tornado occurrences in Georgia for several decades. The map below displays recorded tornado tracks from 1950 through 2024, illustrating the historical distribution, frequency, and relative intensity of tornado events affecting Cobb County and surrounding jurisdictions.

Map 45: Cobb County Tornado Paths, 1950 -2024



Source: NOAA

Tornado events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. The following table summarizes Presidentially declared disasters affecting Cobb County:

Table 99: Cobb County Presidentially Declared Flood Disasters

Designation	Declaration Date	Incident Type	Individual Assistance	Public Assistance	Mitigation Grant Program
DR-1209-GA	03/11/1998	Georgia Severe Storms, **Tornadoes**, and Flooding	-	-	-
DR-980-GA	04/04/1993	Georgia **Tornadoes**, High Winds, Heavy Rain	-	-	-
DR-969-GA	12/01/1992	Georgia Heavy Rain, High Winds, **Tornadoes**	-	-	-
DR-857-GA	02/23/1990	Georgia Flooding, Severe Storm, **Tornado**	-	-	-

Source: FEMA
-: Not reported

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. There have been no Emergency Declarations related to tornadoes for Cobb County.

In Georgia, the Governor has the authority to declare a state of emergency or disaster under applicable state statutes. There have been no state declarations of emergency for tornadoes for Cobb County from 2019-2025.

In addition to federal and state declarations, historical event data provide insight into the frequency and impacts of tornadoes in Cobb County. The following table summarizes tornado events identified in the NOAA NCEI Storm Events Database, including reported impacts from 1950 through 2025:

Table 100: Cobb County Tornado Events

County	Number of Events	Deaths or Injuries	Property Damage	Highest Rated Tornados	Number of EF2 or Greater Tornadoes
Cobb	29	347	$158,533,000	F4	12

Source: NCEI

It is worth noting that damage estimates indicated by the NCEI are often artificially low. This underreporting is a result of the way the events are reported to the NCEI, often by the local and/or NWS office. When reporting an event, the NWS office does not have access to the actual damage assessment resulting from that event. As such, the report often details a very low amount or zero-dollar amount for damages. Additionally, deaths and injuries may be underreported as they may be a result of a concurrent event, such as a person driving unsafely during heavy rain and passing away.

Recent notable NCEI recorded events include:

- **December 29, 2024:** A brief EF1 tornado damaged approximately a dozen homes from numerous large trees that fell on them. Most of the damage occurred on Corral Drive. One home was nearly destroyed by a large pine tree and caused two injuries. Damages were reported at $50,000.
- **January 11, 2020, Lost Mountain:** A strong cold front associated with a deep upper-level trough moved through the region. A line of strong to severe thunderstorms ahead of the cold front swept into northwest Georgia during the afternoon and progressed southeastward across north and central Georgia through the late afternoon into the evening before weakening and pushing into South Georgia and the Carolinas during the early morning hours. Numerous reports of damaging thunderstorm winds and a few isolated tornadoes were received. A National Weather Service survey team found that an EF0 tornado with maximum wind speeds of 85 mph and a maximum path width of 400 yards that touched down north of Hiram in Paulding County moved east-northeast into western Cobb County near the intersection of Poplar Springs Road and Puryear Path. The tornado caused mostly sporadic, weak damages as it crossed Mill Creek and Corner Road SW but downed 15 to 20 trees in Oakleigh subdivision near the intersection of Lost Mountain Road and Kingsbridge Pass before ending along Oakleigh Manor Drive SW. There were no injuries or deaths associated with the event, and $50,000 worth of property damage was reported.
- **June 30, 1995, Smyrna:** A preliminary survey confirmed a small F1 tornado touched down for less than 30 seconds with a path width of 30 yards and a length of 100 yards. A Dairy Queen sustained the worst damage, as the roof was completely destroyed. A pay phone on the southeast side of the building held the roof up, sparing the lives of the 30 people inside. Four of the occupants sustained minor injuries. A business sign next door to the restaurant was knocked over. A Chevy van was picked up and moved although there appeared to be only slight cosmetic damage to it. 250 injuries and four fatalities were reported.

Many tornado events affecting Cobb County are not listed as discrete entries in the NOAA NCEI Storm Events Database for the county. The NCEI database documents events that meet specific reporting thresholds, such as confirmed fatalities, injuries, significant property damage, or documented disruptions to commerce. Tornado events in Cobb County may result in localized damage such as downed trees, damaged roofs, broken windows, or short-duration power

outages, and may not trigger formal reporting if impacts are limited in scope, short lived, or confined to small areas. In addition, tornadoes associated with larger regional severe weather systems may be captured in broader state or metropolitan summaries but are not always coded at the county level unless impacts are formally documented and attributed to a specific location. This combination of reporting criteria, impact thresholds, and data limitations explains why several known tornado occurrences in Cobb County appear in climatological records or local narratives but are absent or sparse in the official NCEI Storm Events Database for the county.

To illustrate the types and magnitude of tornado impacts experienced locally, the following summary highlights notable tornado events affecting Cobb County over the past two decades based on regional climatological records, documented impacts, and local experience.

- **March 2023:** A severe weather outbreak affecting north Georgia produced a tornado warning for portions of Cobb County, with a confirmed tornado impacting nearby areas of the metro Atlanta region. Impacts within Cobb County included downed trees, damaged power lines, and localized power outages. Structural damage was limited, but emergency response, utility restoration, and debris removal costs are reasonably estimated in the tens of thousands of dollars.
- **April 2020:** A tornado associated with a regional severe weather system affected areas near Cobb County, with localized impacts observed within the county including downed trees, minor roof damage, and short-duration power outages. No comprehensive damage totals were reported, but response and cleanup costs are estimated in the tens to low hundreds of thousands of dollars.

5.14.4 Probability of Future Events

Predicting the probability of tornado occurrences is tremendously changing due to the large number of factors involved and the random nature of formation. However, historical records demonstrate that tornadoes have affected Cobb County in the past, indicating an ongoing risk and the potential for future tornado events.

The NOAA National Centers for Environmental Information Storm Events Database provides a standardized and nationally consistent record of tornado events that meet defined reporting thresholds, including confirmed fatalities, injuries, and documented property damage, and therefore offers a conservative and defensible basis for estimating the probability of future tornado hazards in Cobb County. While the database does not capture every tornado occurrence, particularly brief, low-impact, or underreported tornadoes common in urban and suburban environments, it documents events with verified impacts and helps establish a minimum, historically supported likelihood of tornado occurrence without overstating frequency. The following table summarizes 75 years of NCEI tornado event data, providing long-term historical context for estimating tornado probability and associated impacts, even though many tornado sightings and near-miss events are managed through local warning and public safety systems rather than documented as discrete damage events:

Table 101: Cobb County NCEI Tornado Event Probability Summary

Jurisdiction	Days with Event	Average Events per Year	Deaths / Injuries	Average Deaths / Injuries per Year	Property Damage	Average Property Damage per Year
Cobb County	29	<1	347	5	$158,533,000	29

Source: NCEI

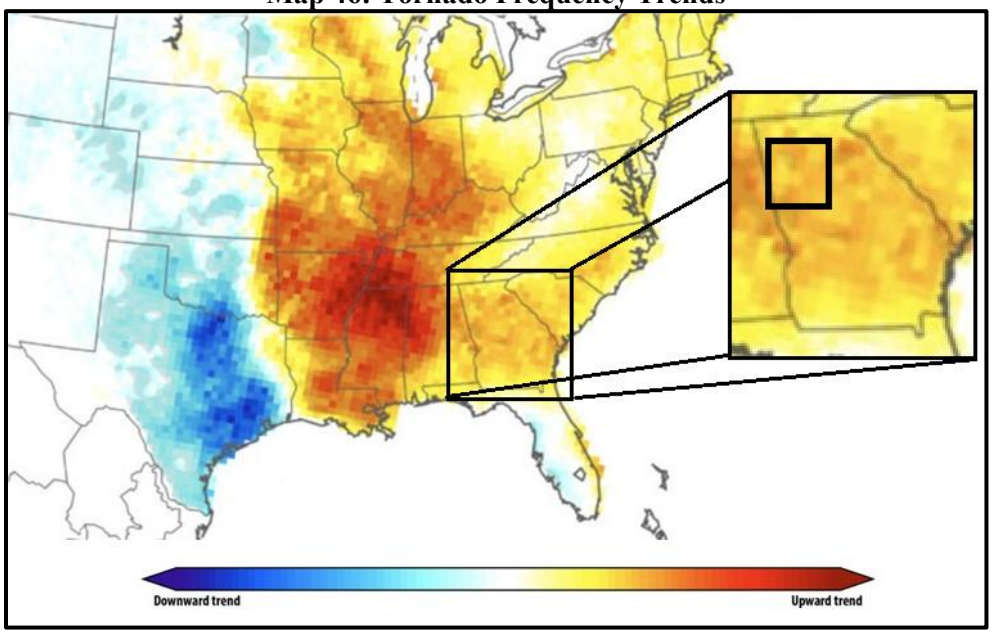
5.13.5 Projected Changes in Location, Intensity, Frequency, and Duration

Changing atmospheric conditions can influence factors which may influence tornado formation, which may, in turn, affect tornado activity. Tornadoes typically form when warm, moist air near the surface clashes with cooler, drier air aloft, creating atmospheric instability. Changing atmospheric conditions can alter temperature and humidity patterns, potentially affecting the conditions necessary for tornado formation. Additionally, changing atmospheric conditions can lead to more extreme and variable weather patterns. While this may not necessarily increase the overall number of tornadoes, it could lead to more unpredictable and severe tornado events when they do occur. Some research suggests that changing atmospheric conditions could lead to longer tornado seasons, with tornadoes occurring outside of their typical timeframes. It is important to emphasize that while there may be some links between changing atmospheric

conditions and tornado activity, these links are not fully understood. Tornadoes are influenced by a complex interplay of factors, and any changes in tornado patterns may vary by region.

Research conducted by the National Severe Storms Lab looked at Significant Tornado Parameters to help determine future tornado probability. Significant Tornado Parameters are a measurement of the major parameters of tornado conditions, including wind speed and direction, wind at differing altitudes, unstable air patterns, and humidity. The following map, generated by Northern Illinois University and compiled from Significant Tornado Parameter data, indicates Cobb County and all participating jurisdictions may see an increase in the number of tornados:

Map 46: Tornado Frequency Trends



Source: Northern Illinois University

5.14.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI's relative scale while providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 102: Participating Jurisdiction Tornado Hazard Risk Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Tornado Risk Rating	Relatively High	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate	Relatively Moderate
Tornado Average Frequency	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: FEMA NRI

Table 103: Participating Jurisdiction Tornado Hazard EAL Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Tornado EAL Rating	Relatively High	Relatively High	Relatively Moderate	Relatively Moderate	Relatively High	Relatively High	Relatively Moderate	Relatively Moderate

Table 103: Participating Jurisdiction Tornado Hazard EAL Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Tornado EAL $	$31,650,171	$1,419,156	$529,971	$2,656,067	$1,960,563	$5,286,055	$1,138,279	$2,783,309

Source: FEMA NRI

Population

Tornadoes can have a wide range of effects on people, often posing significant risks to life, property, and general well-being. In the absence of proper shelter, tornadoes can cause serious injury. In general, if potentially exposed persons take shelter in a solid, well-constructed structure protection from would be provided. However, old or poorly constructed facilities may be more prone to damage, potentially increasing the impact on economically disadvantaged populations. Some of the potential effects of tornadoes on people may include:

- **Death and Injury:** Tornadoes can produce wind driven debris, causing injuries or fatalities.
- **Power Outages:** Strong tornadic winds can lead to power outages, disrupting daily life, and potentially affecting essential services, such as medical equipment and refrigeration.
- **Mental Health Impact:** Tornadoes can be frightening and stressful, leading to anxiety and post-traumatic stress disorder in some individuals. The emotional toll of property damage and loss can also be significant.
- **Displacement:** People may need to evacuate their homes or be temporarily displaced due to storm damage, requiring emergency shelter and support.
- **Economic Costs:** Tornadoes often result in high economic costs, including repair and recovery expenses, insurance claims, and potential loss of income due to property damage or work disruptions.
- **Public Safety Response:** Tornadoes can strain public safety resources, including emergency services, law enforcement, and medical facilities.

All Cobb County and all participating jurisdiction populations are vulnerable to the impacts of tornadoes. Please see Section 3.3: Population Data. At greater risk may be the vulnerable populations, including those with disabilities and the elderly due to evacuation concerns, and those below the poverty level due to underinsurance and relocation concerns. Vulnerable population information may be found in Section 3.4: Socially Vulnerable and At-Risk Populations.

Buildings and Structures

Buildings and structures within Cobb County and participating jurisdictions may be impacted by tornado events, with vulnerability influenced by location, construction type, age, and maintenance condition. Older structures and buildings not designed to current wind standards are generally at higher risk. Tornadoes can cause direct structural damage through extreme wind pressures and wind-borne debris, resulting in roof failure, wall damage, broken windows, and partial or complete structural collapse.

Indirect impacts to buildings may also occur through damage to supporting infrastructure, including electrical and communications systems. Debris, fallen trees, and damaged building components may pose safety hazards to occupants and the public during and after tornado events.

Governmental Operations

Tornadoes may disrupt governmental operations through facility damage, loss of utilities, and restricted access. Power outages caused by damaged electrical infrastructure can interrupt government services and affect continuity of operations. Heavy rainfall associated with tornado-producing storms may result in localized flooding, causing facility damage and cleanup needs.

Transportation disruptions caused by debris or flooded roadways may delay employee access to government facilities and slow response activities. Repair and recovery costs following tornado events may place short-term strain on operating budgets.

Transportation Infrastructure
Tornadoes generally do not cause widespread structural damage to transportation infrastructure. However, indirect impacts are common and can significantly disrupt mobility. High winds may down trees, power lines, and signage onto roadways, making roads impassable until debris is cleared. Poor visibility, damaged traffic signals, and loss of power to signaling systems can further affect driving conditions and traffic safety.

Localized flooding from tornado-associated thunderstorms may temporarily inundate roadways and limit access, particularly in low-lying areas. While long-term transportation damage is uncommon, repeated debris clearance and emergency repairs may increase maintenance demands.

Electrical Infrastructure
Tornadoes can have significant impacts on electrical infrastructure through direct wind damage, debris impacts, and lightning associated with severe storms. High winds may bring down trees and utility poles, damage overhead lines, and disrupt service over large areas. Tornado-producing storms may also generate hail that damages exposed electrical components and insulation.

Lightning strikes and storm-related events can cause power surges that damage transformers, substations, and customer-side equipment. Electrical substations and transmission systems may experience outages or equipment failure when exposed to wind-driven debris or flooding. These impacts can result in prolonged outages affecting residents, businesses, and critical facilities.

Water and Wastewater Utilities
Water and wastewater utilities are generally resilient to tornado impacts unless facilities or infrastructure are directly struck. However, indirect impacts may occur when power outages disrupt pumping, treatment, or monitoring systems. Heavy rainfall associated with tornado events may overwhelm drainage systems, resulting in localized flooding that affects utility operations.

Medical and Emergency Response Facilities
Tornadoes can significantly affect medical and emergency response operations by increasing service demand while simultaneously creating access and operational challenges. Debris-covered roads, damaged facilities, and power or communications outages may delay response times and affect coordination.

Emergency responders may face increased safety risks from high winds, debris, hail, and unstable structures. Tornado events may also require the allocation of additional personnel, equipment, and sheltering resources, placing strain on response capabilities during periods of high demand.

Educational Facilities
Educational facilities may be affected by tornado events depending on location, building condition, and access routes. Damage to facilities or unsafe travel conditions may require temporary school closures. Such closures may result in secondary economic impacts if caregivers are required to miss or modify work schedules.

Communication Systems
Communications systems within Cobb County may be vulnerable to tornado impacts that disrupt reliability and functionality. High winds and debris can damage towers, antennas, cables, and equipment shelters, resulting in service outages. Power outages may further disrupt communications systems that rely on continuous electrical supply.

Lightning and storm-related power surges may damage sensitive electronic equipment, while network congestion may occur as demand increases during emergencies. Repair costs vary depending on system size, technology, and extent of damage.

Environmental and Agricultural Impacts
Tornadoes can have both short-term and long-term environmental impacts. Heavy rainfall over short periods may cause flash flooding, soil erosion, and damage to aquatic habitats. Strong winds may uproot trees, damage forests, and disrupt wildlife habitat. Large hail associated with tornado events can damage crops, vegetation, and natural ecosystems.

Downed power lines and damaged infrastructure may increase wildfire risk, particularly during dry conditions, leading to additional ecological impacts. Environmental effects may include habitat loss, displacement of wildlife, and changes in local ecosystem structure and recovery patterns.

Jurisdictional Concerns
As of this plan, community-specific data to quantify tornado vulnerability and historic impacts is limited. Over the life of this plan, the MPC will document local tornado effects on residents, including vulnerable populations, buildings, critical facilities, schools, parks and athletics, and infrastructure such as power and transportation, to refine this LHMP and inform future updates. Countywide concerns include fast-forming and nighttime tornadoes, widespread treefall, damage to overhead power, blocked roads, and short-notice impacts to schools, multifamily housing, and healthcare.

- **Cobb County (unincorporated):** Dispersed neighborhoods, mobile home communities, schools, parks, and critical facilities create broad exposure to fast-forming tornadoes. Extensive tree canopy and overhead lines increase risks of blocked roads and extended outages.
- **Acworth:** Lakefront parks, school campuses, and retail corridors concentrate outdoor activity during peak seasons. Nearby neighborhoods and older roof systems are vulnerable to wind damage and flying debris.
- A**ustell:** Industrial and rail corridors include large-span roofs and outdoor storage that are sensitive to tornadic winds. Debris and fallen trees can quickly obstruct freight routes and adjacent utility corridors.
- **Kennesaw:** University and school facilities, dense neighborhoods, and commercial strips mean high occupancy during evening and weekend events. Short-notice tornadoes elevate risks at athletic fields, parking lots, and major intersections.
- **Mableton:** Mixed single-family and multifamily areas with heavy tree canopy face elevated exposure to treefall and windborne debris. Closely spaced neighborhoods and limited off-street parking complicate access when streets are blocked.
- **Marietta:** Downtown density and concentrations of hospitals, public safety, and government facilities raise consequence. Glass-front commercial areas and rooftop equipment are susceptible to damage in tornadic wind fields.
- **Powder Springs:** Neighborhood schools and greenway corridors see frequent outdoor use. Residential areas near wooded stream valleys face rapid blockage from downed limbs and localized debris fields.
- **Smyrna:** Major commuting corridors and dense multifamily complexes concentrate life-safety exposure. Intersections and elevated approaches are prone to quick disruption from fallen trees, poles, and scattered debris.

Cascading Impacts
Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with severe weather may include:

- Direct physical damage to buildings and structures:
- Transportation infrastructure disruption
- Power outages and electrical grid disruption
- Communication system disruption
- Transportation and supply chain disruptions
- Economic impacts and business closures
- Emergency services overload

Consequence Analysis
This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 104: Tornado Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Tornadoes can cause severe injuries, fatalities, and widespread displacement due to extreme winds and wind-borne debris. Homes, vehicles, and personal property may be destroyed, and debris may create hazardous conditions even outside the immediate damage path. Tornado events may result in increased demand for emergency medical care and temporary displacement of residents, including loss of access to personal documents, medications, and medical records.
Impact on Responders	Emergency responders may face increased safety risks during and immediately after tornado events due to flying debris, unstable structures, exposed utilities, and hazardous materials. Damage to roadways, equipment, or response facilities may delay response times. Injuries to personnel and access limitations may reduce overall response capacity during critical search and rescue operations.
Continuity of Operations	Tornadoes may disrupt government operations through damage to facilities, loss of power, and communications outages. While continuity plans are in place, impacts to primary or alternate facilities, technology systems, or records may limit an agency's ability to sustain operations during and immediately following the event.
Delivery of Services	Delivery of goods and services may be disrupted due to damaged transportation networks, debris-blocked roadways, and unsafe operating conditions. Essential supplies such as food, water, and fuel may be delayed. Goods and materials may be damaged, destroyed, or displaced by high winds.
Property, Facilities, and Infrastructure	Tornado impacts to buildings and infrastructure vary by intensity. Lower-intensity tornadoes may cause roof damage, broken windows, and tree damage, while stronger tornadoes may result in structural failure of buildings, destruction of mobile homes, snapped utility lines, and widespread damage to power and communications infrastructure. Severe tornadoes may completely destroy well-constructed structures and displace vehicles and heavy equipment.
Impact on Environment	Tornadoes may damage natural environments through uprooted vegetation, soil disturbance, and habitat loss. Hazardous materials may be released from damaged facilities, potentially contaminating water or food sources. Wildlife and agricultural crops may be injured, displaced, or destroyed by wind, debris, or contamination.
Economic Conditions	Tornado events may result in significant response, repair, and recovery costs for local governments. While some costs may be eligible for federal reimbursement following disaster declarations, immediate fiscal impacts may strain budgets and disrupt local economic activity.
Public Confidence in Governance	Public confidence may be influenced by the effectiveness and timeliness of tornado response and recovery efforts. Clear communication, coordinated actions, and visible progress in debris removal and service restoration are critical to maintaining trust during and after tornado events.

5.14.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and critical infrastructure may be exposed to tornado hazards, increasing the potential for injuries, property damage, and service disruption. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase tornado consequences by placing more structures, businesses, and community lifelines within the same geographic footprint. Higher residential density can increase the number of households impacted by a single event, and may complicate

emergency response, debris clearance, and recovery operations, particularly where damage affects major transportation corridors, high-density neighborhoods, or critical facilities that serve large service areas.

Socioeconomic conditions further influence tornado vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges receiving warnings, accessing shelter, evacuating or sheltering in place, and recovering after a damaging event. Where these populations are concentrated, additional targeted outreach, accessible warning and messaging, and shelter planning may be needed to reduce risk.

Housing characteristics and building type are also important considerations for tornado vulnerability. As housing units increase across the county, the total number of structures exposed to damaging winds and windborne debris increases. In addition, building vulnerability can vary based on construction type, age, maintenance condition, and siting, and certain housing types may experience disproportionate damage during tornadoes and severe wind events. As previously discussed, manufactured housing is a particular concern for severe wind hazards.

Critical infrastructure investment and redevelopment further influence tornado risk. Transportation networks, power distribution systems, communications infrastructure, and water and wastewater facilities are concentrated within developed areas and are essential to response and recovery. Tornadoes and severe thunderstorms can damage overhead power lines and communications infrastructure, block roadways with debris and downed trees, and disrupt essential services. As population, housing, and infrastructure density increase, the cascading impacts of service outages and transportation disruptions may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and concentration of community lifelines are key drivers of tornado exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including wind-resistant construction practices, safe-room and shelter planning, resilient utility design, warning and public communication strategies, and targeted outreach to vulnerable and underserved populations.

5.14.8 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the tornado hazard.

Table 105: Example Tornado Mitigation Actions

Category	Example Action
Planning and Regulation	Require or encourage the construction of tornado safe rooms in new schools, daycares, nursing homes, and other critical care facilities.
	Encourage the construction and use of safe rooms in homes and common shelter areas within manufactured home parks, fairgrounds, shopping centers, and other vulnerable public facilities.
	Develop or support local grant or cost-share programs to assist homeowners with safe room construction.
	Require or encourage wind-resistant design standards and engineering practices through building codes or development regulations.
Infrastructure	Retrofit existing buildings with load-path connectors and other structural reinforcements to improve wind resistance.
	Require or promote proper tie-down and anchoring systems for manufactured and modular homes.
	Retrofit exterior windows with impact-resistant glass or shatter-resistant window film where feasible.
	Construct tornado safe rooms in jurisdictional facilities, including schools, emergency response buildings, and government offices.
Natural Systems	Maintain trees near buildings, roadways, and power lines through regular pruning and hazard tree removal to reduce wind-related damage.
Education and Outreach	Conduct regular tornado drills in schools, childcare facilities, and public buildings.

Table 105: Example Tornado Mitigation Actions

Category	Example Action
	Distribute information on tornado shelter locations and protective actions to residents and visitors.
	Promote the use of NOAA Weather Radios and other alerting systems for early warning.
	Provide tornado preparedness education through local media, social platforms, and community events.
	Conduct targeted outreach to vulnerable populations, including promoting accessible shelters and inclusive warning communication methods.

5.15 Wildfire

5.15.1 Hazard Description



The NWS defines a wildfire as any free burning uncontainable wildland fire not prescribed for the area which consumes the natural fuels and spreads in response to its environment. They can occur naturally and through human action. Population de-concentration in the U.S. has resulted in rapid development in the outlying fringe of urban areas and in rural areas with attractive recreational and aesthetic amenities, especially forests. This expansion has increased the likelihood that wildfires will threaten life and property.

According to the National Park Service there are three classifications of wildfires:

- **Surface Fire:** Burning which may spread rapidly and ignite leaf litter, fallen branches and other fuels located at ground level.
- **Ground Fire:** Burning of organic matter in the soil beneath the surface.
- **Crown Fire:** Burning through the top layer (canopy) of trees and shrubs. Crown fires, which can be very intense and difficult to contain, require strong winds, steep slopes, and large amounts of fuel to burn.

Wildfires are strongly influenced by multiple factors, including:

- **Weather:** Factors such as relative humidity, wind speed, ambient temperature and precipitation all influence the formation and growth of wildfires.
- **Topography:** Natural features, such as canyons or ridges, can increase the spread rate of a fire by funneling or drawing heated air and fire.
- **Fuel Type, Distribution and Moisture:** Available fuels, the spacing and density of available fuels, and fuel moisture content can determine spread rates and intensity of wildfires.
- **Drought Conditions:** Drought tends to increase both the likelihood and severity of wildfires.

Fire science distinguishes between wildland fires and wildland urban interface (WUI) fires**.** The primary difference between a wildland fire and a WUI fire lies in their location and the type of areas they impact:

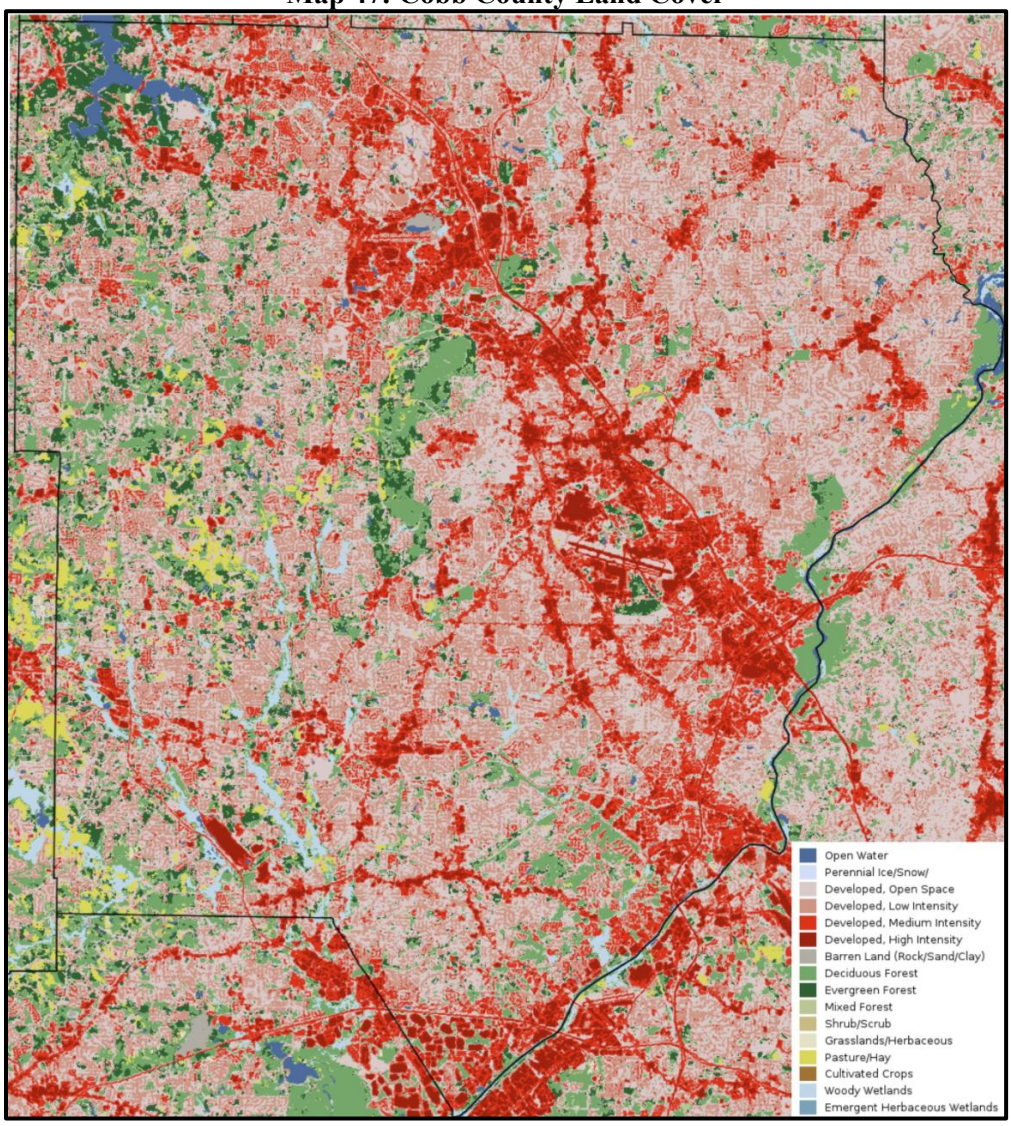
- **Wildland Fire:**
  - Definition: A wildland fire occurs in undeveloped, natural areas such as forests, grasslands, and shrublands. It is driven by natural fuels like trees, grass, brush, and dead vegetation.
  - Characteristics: These fires are often started by natural causes (lightning) or human activity (campfires, equipment use). They can spread rapidly depending on fuel, weather conditions (wind and temperature), and topography.
  - Impact Area: Wildland fires primarily affect forests and other natural ecosystems, causing habitat loss, ecosystem changes, and environmental damage, though they can also impact air quality over a large region.
- **WUI Fire:**
  - Definition: A WUI fire occurs where wildland areas meet or intermingle with human development. It involves not only natural vegetation but also structures (homes, businesses, infrastructure).
  - Characteristics: These fires are especially dangerous because they can ignite homes, buildings, and other man-made structures, often in suburban or rural areas where homes are built near forests or brush.
  - Impact Area: WUI fires are particularly destructive to property and can result in large-scale evacuations and property loss. They are challenging for firefighters because of the dual threat to both natural landscapes and human communities.

5.15.2 – Location and Extent

Cobb County is a largely suburban county, with neighborhoods woven through woodlots, stream corridors, and parklands such as the Chattahoochee River National Recreation Area and Kennesaw Mountain green spaces. The county is not a high-risk wildfire area by western U.S. standards, but its mix of pine–hardwood stands, brushy rights-of-way, and seasonal grasses can support fast-moving, small-to-moderate fires, especially during drought and autumn leaf-fall. Vulnerable areas include WUI neighborhoods, multifamily complexes along wooded buffers, trail and park systems, and utilities and transportation corridors where ignition sources and fine fuels align. Smoke, reduced visibility on arterials, and spot fires along fence lines or powerline corridors can create life-safety and access concerns even when flames remain relatively small.

The following map indicates vegetation types within Cobb County, with forested areas are more likely to experience a wildfire:

Map 47: Cobb County Land Cover

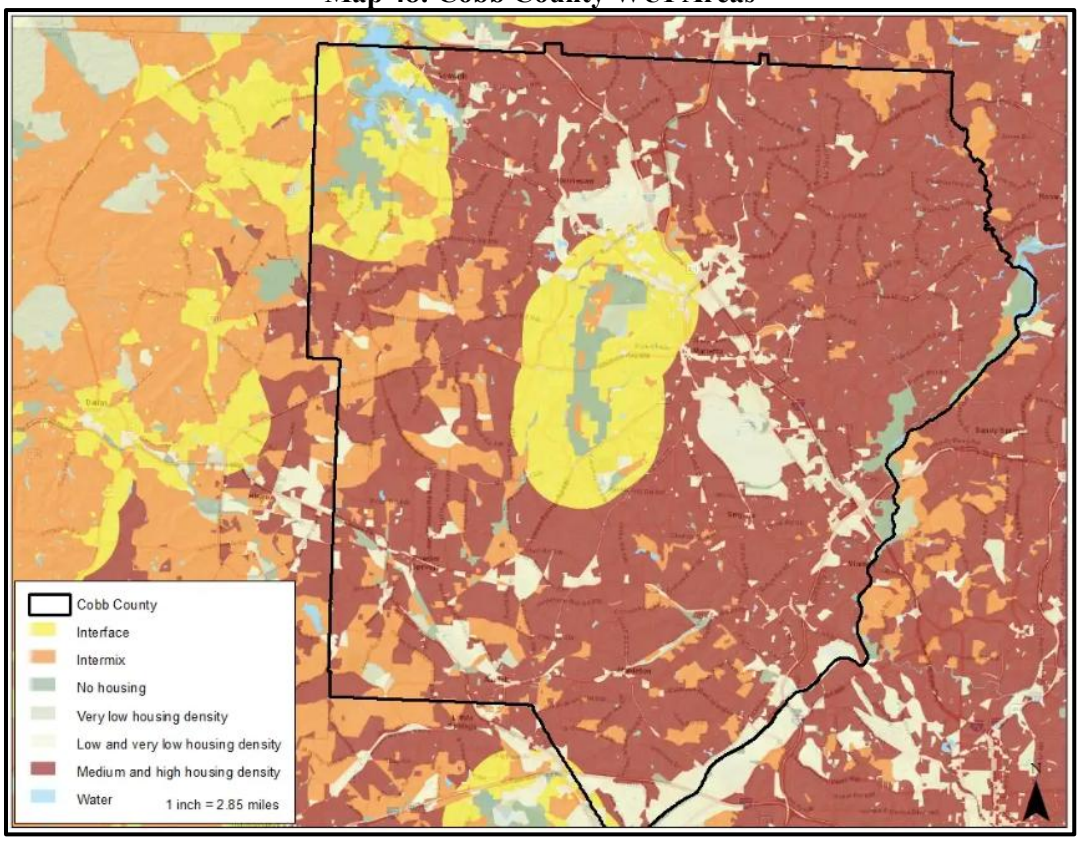


Source: Cobb County Comprehensive Plan

The WUI is the area where human improvements such as homes, ranches and farms come in contact with the wildlands. The WUI creates an environment in which fire can move readily between structure and vegetation fuels, often resulting in massive fires, or conflagrations, that may lead to widespread evacuations. The expansion of the WUI in recent decades has significant implications for wildfire management and its impact. There are two types of WUI, intermixed and interface. Intermix WUI are areas where housing and vegetation intermingle, and interface WUI are areas with housing in the vicinity of dense, contiguous wildland vegetation.

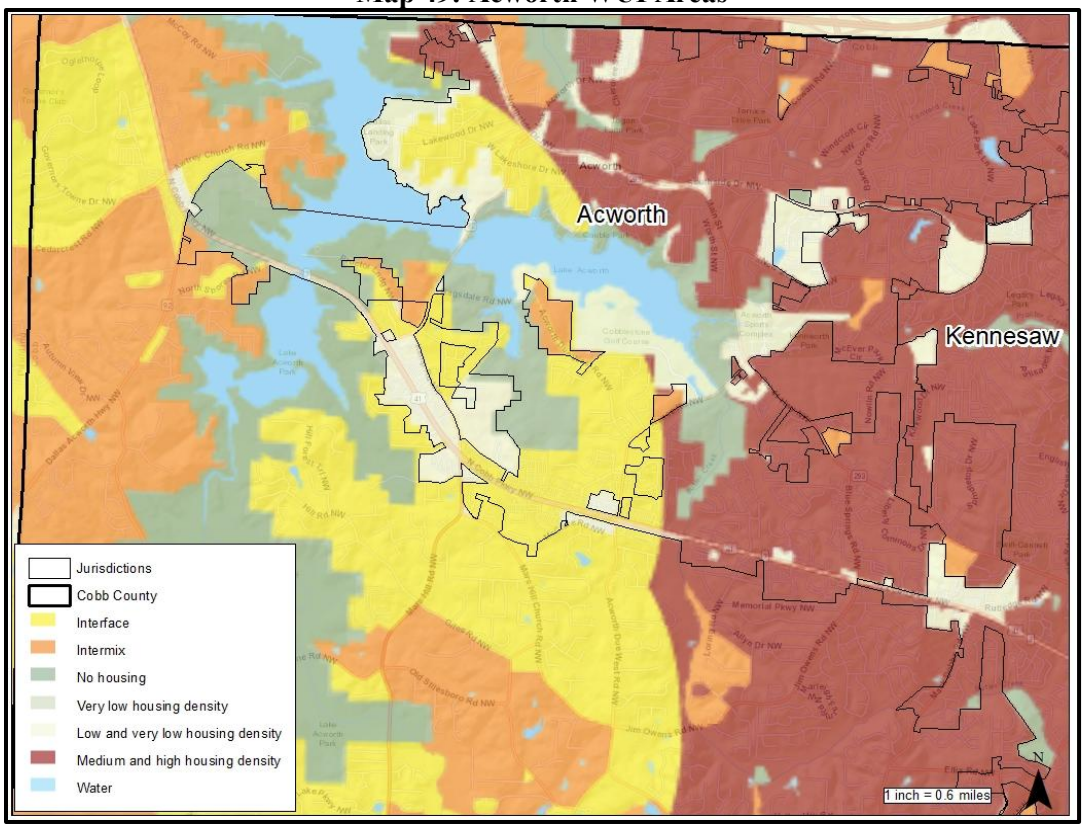
The following maps illustrate WUI areas throughout Cobb County:

Map 48: Cobb County WUI Areas



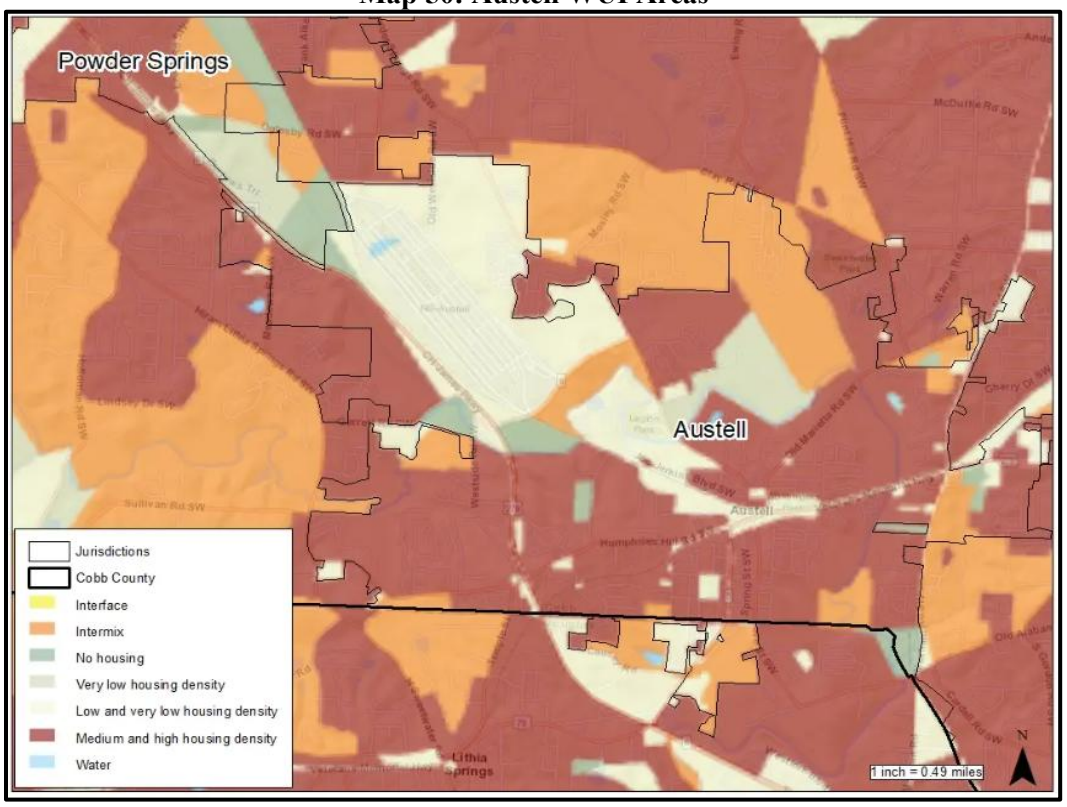
Source: Cobb County and Reliant Solutions

Map 49: Acworth WUI Areas



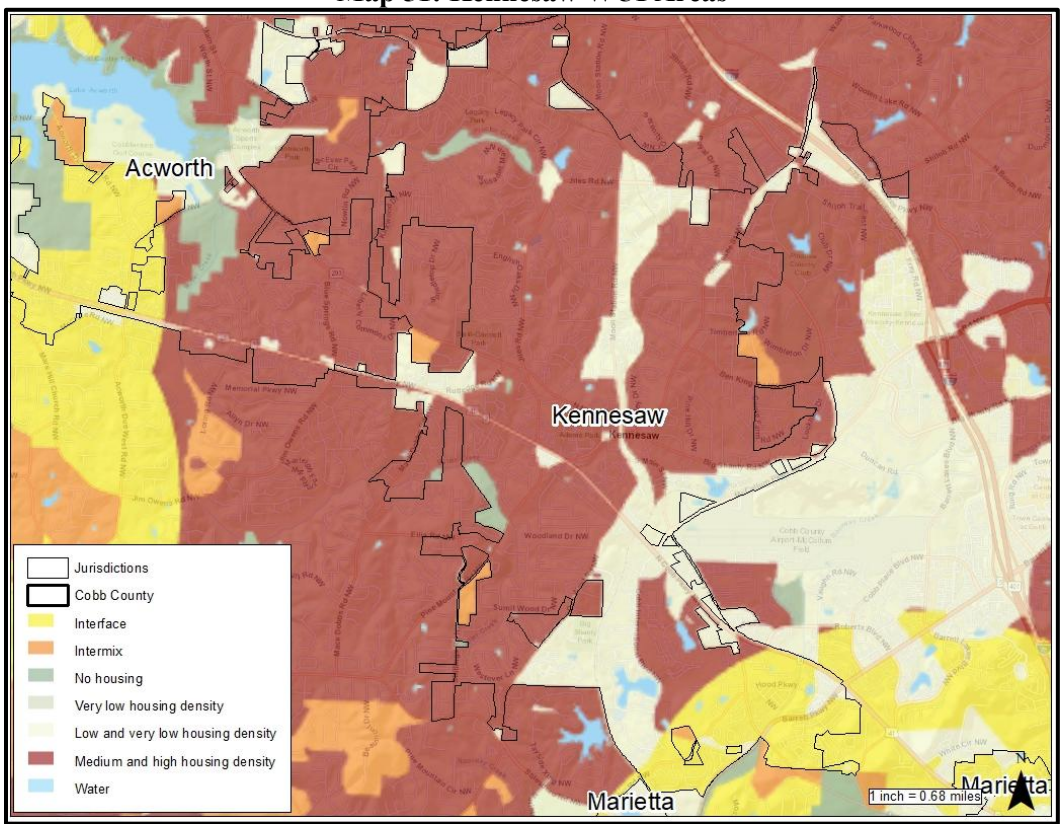
Source: Cobb County and Reliant Solutions

Map 50: Austell WUI Areas



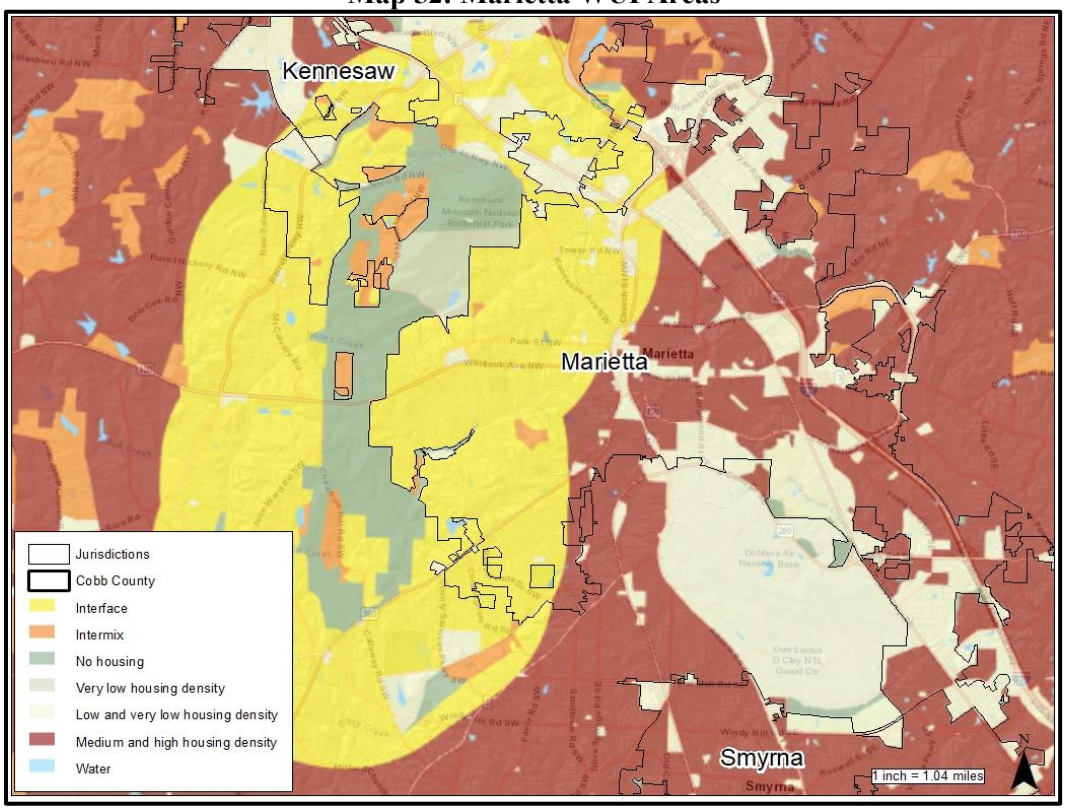
Source: Cobb County and Reliant Solutions

Map 51: Kennesaw WUI Areas



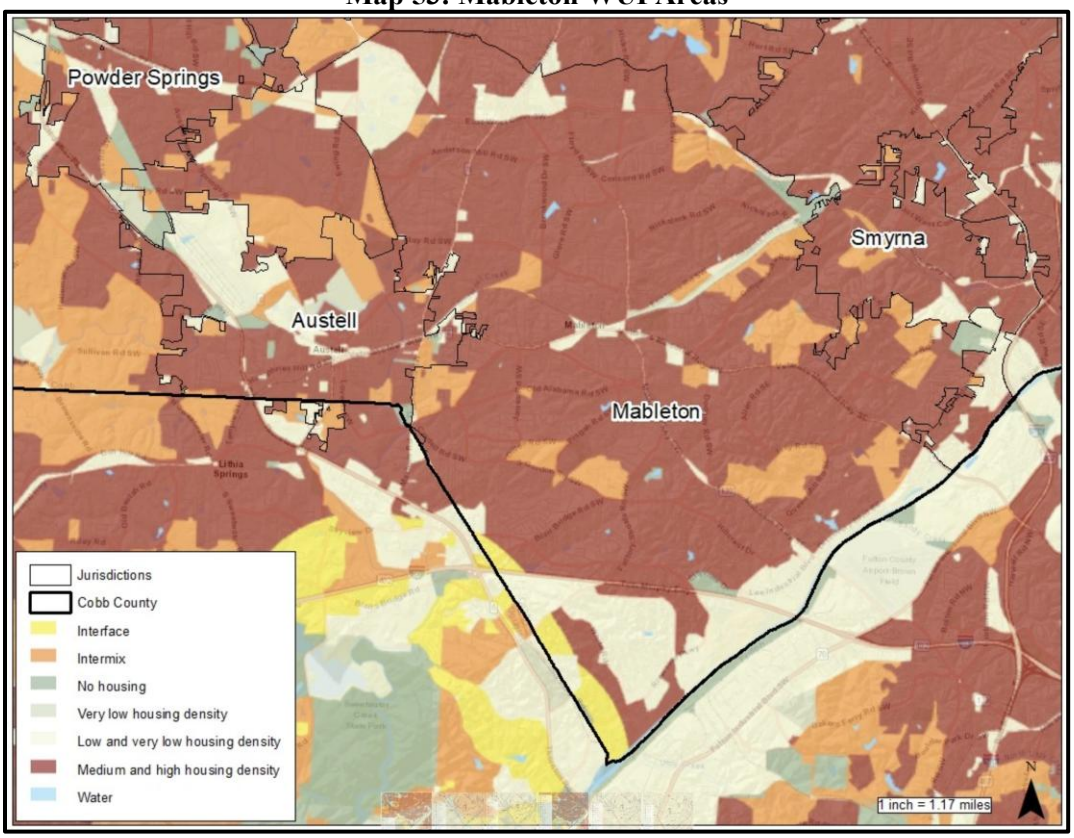
Source: Cobb County and Reliant Solutions

Map 52: Marietta WUI Areas



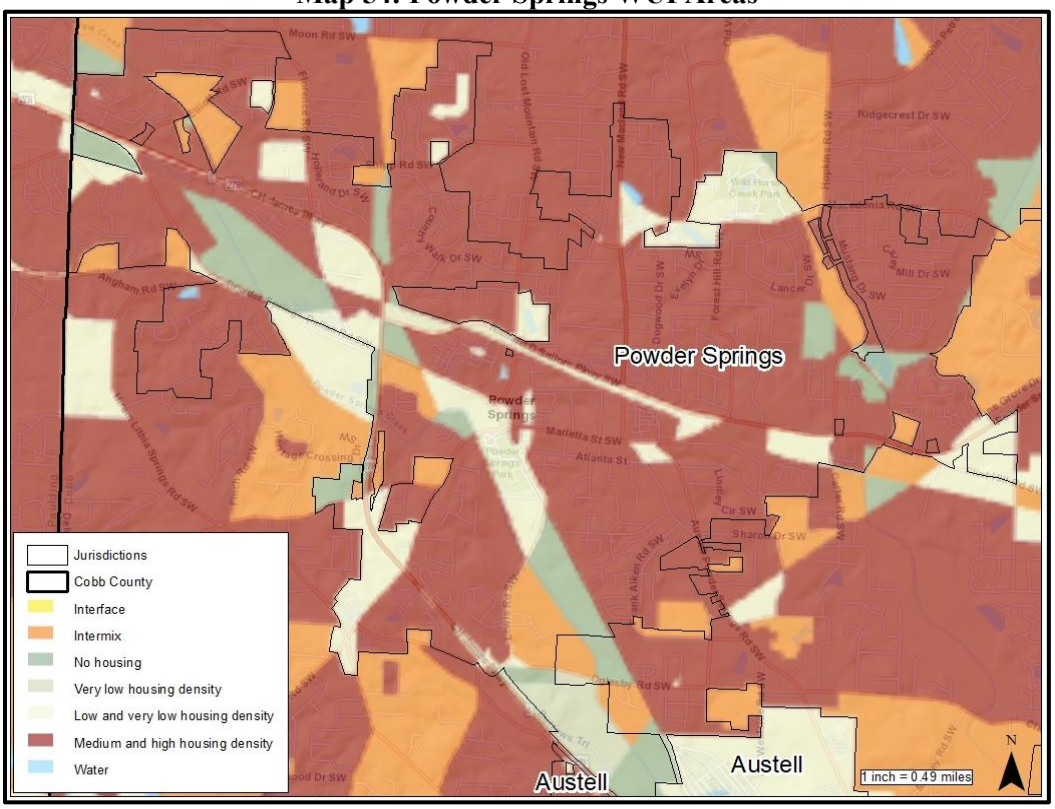
Source: Cobb County and Reliant Solutions

Map 53: Mableton WUI Areas



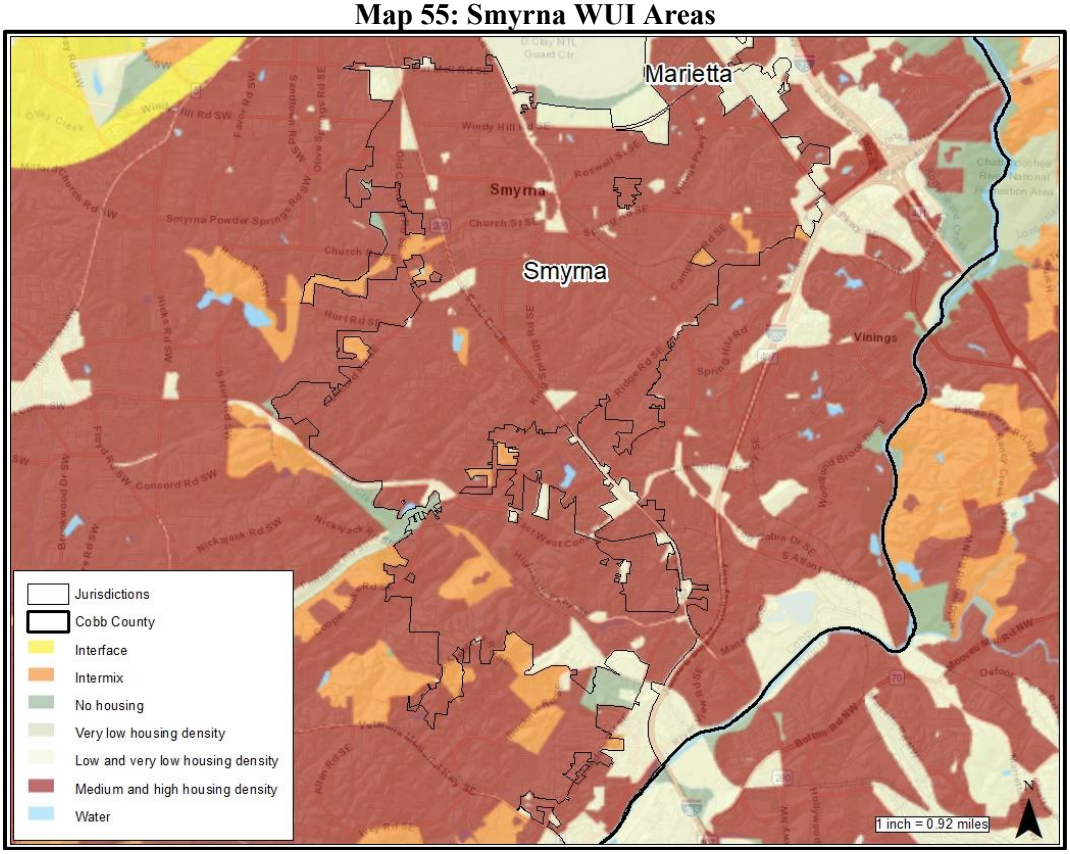
Source: Cobb County and Reliant Solutions

Map 54: Powder Springs WUI Areas



Source: Cobb County and Reliant Solutions

Map 55: Smyrna WUI Areas



Source: Cobb County and Reliant Solutions

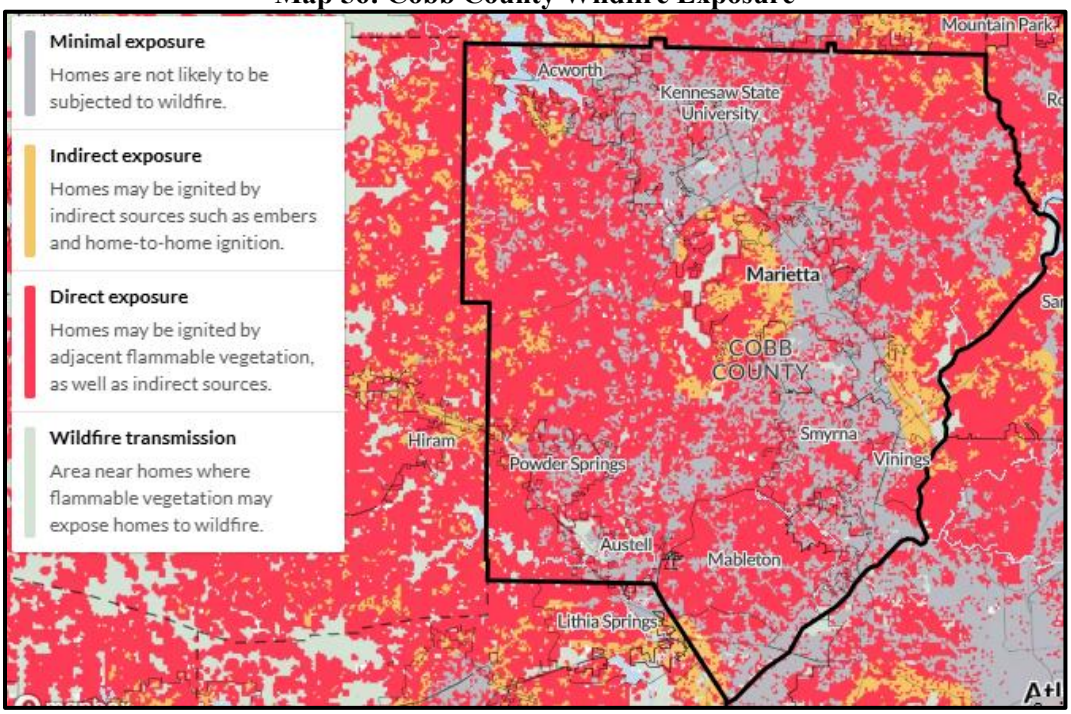
Cobb County's wildfire exposure reflects a suburban landscape interlaced with pine–hardwood woodlots, greenways, and utility and transportation corridors. While large, long-duration wildfires are uncommon, the county regularly faces small to moderate, fast-moving fires, especially during late-winter dormancy, autumn leaf-fall, and periods of drought. Wildland–urban interface areas, where neighborhoods meet parklands, stream buffers, and rights-of-way, are the primary concern.

- **Grass and Brush Fires (most common)**
  - Typical ignitions include roadside sparks, hot equipment, discarded smoking materials, fireworks, small debris burns.
  - Fuels and spread include cured grasses and brush along roadsides, medians, vacant lots, and trail edges, with rapid spread under dry, windy conditions in late winter and early spring, and during drought.
  - Potential impacts include quick threats to homes, fences, commercial strips, and transportation corridors, with smoke and reduced visibility on adjacent roads.
- **Corridor Fires (utilities, rail, highways)**
  - Typical ignitions include vehicle issues such as hot brakes or dragging chains, right-of-way maintenance, rail equipment faults.
  - Fuels and spread include fine, continuous grasses and brush along powerlines, rail beds, and highway shoulders that carry fire parallel to corridors.
  - Potential impacts include exposure for adjoining neighborhoods and commercial sites, recurring smoke, short-notice lane closures.
- **Woodland and Riparian Edge Fires**
  - Typical ignitions include escaped debris piles, recreation-related starts in park units and along creek corridors.
  - Fuels and spread include leaf litter and understory in connected woodlots and riparian buffers, generally moderate intensity that increases during drought with occasional crown scorch on slopes and in draws.
  - Potential impacts include damage to timber resources, board fences, and nearby residences, reduced visibility from smoke on adjacent roadways.
- **Small Parcel and Construction-Related Fires**
  - Typical ignitions include brush-pile burning, landscaping and construction equipment, post-storm debris burning outside seasonal bans.
  - Fuels and spread include fence lines, hedgerows, and HOA common areas, with ember travel to adjoining parcels during windy, dry periods.
  - Potential impacts include rapid perimeter spread along property edges, localized evacuations, temporary road blocks on neighborhood streets.

These fire types align with Cobb County's WUI pattern, and even small incidents can create outsized effects through smoke, traffic disruption, and fast edge spread during dry, windy weather.

Exposure is the intersection of wildfire likelihood and intensity with communities. Communities can be directly exposed to wildfire from adjacent wildland vegetation, or indirectly exposed to wildfire from embers and home-to-home ignition. Communities that are not exposed are not likely to be subjected to wildfire from either direct or indirect sources. Wildfire exposure is calculated based on wildfire likelihood and proximity to large areas of flammable wildland vegetation. Any community that is located where there is a chance wildfire could occur (in other words, where wildfire likelihood is greater than zero) is exposed to wildfire. Directly exposed homes are located in an area considered to be covered by flammable wildland vegetation. Indirectly exposed homes are located within one mile of a large area considered to be covered by flammable wildland vegetation. Non-exposed homes are located more than one mile from a large area considered to be covered by flammable wildland vegetation. The following map, from NOAA's Wildfire Risk to Communities, indicates the wildfire exposure for Cobb County:

Map 56: Cobb County Wildfire Exposure



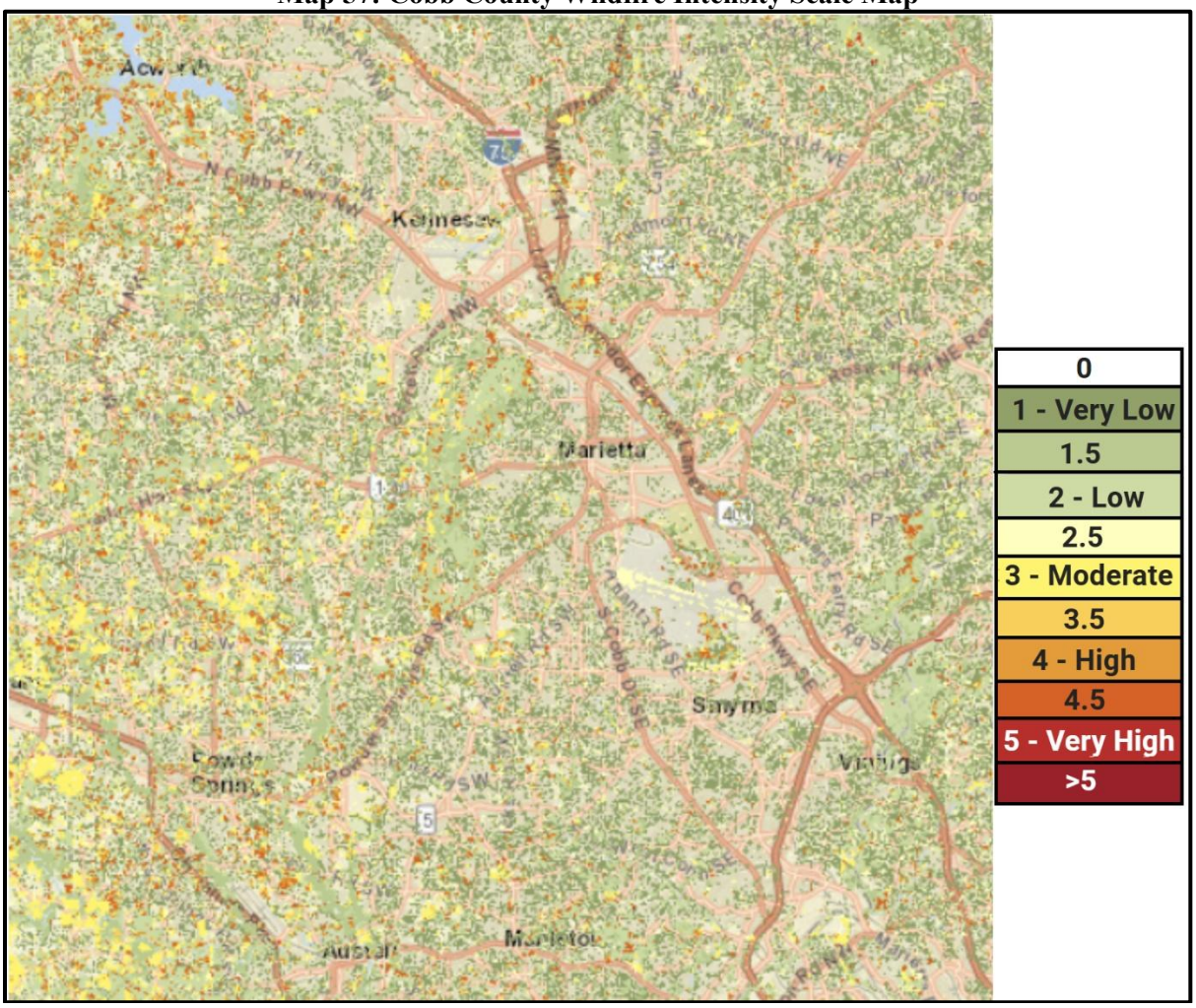
Source: NOAA's Wildfire Risk to Communities

The Extreme Fire Intensity Scale from the Southern Risk Assessment Portal represents an average of near worst-case intensity results at the flaming front of the fire. This "average-worst" uses the average of the worst five percent of Weather Types to produce one value at each location on the map. Similar to the Richter scale for earthquakes, the scale provides a standard scale to measure potential wildfire intensity. The Extreme Fire Intensity Scale consists of five classes where the order of magnitude between classes is ten-fold. The minimum class, Class 1, represents very low wildfire intensities and the maximum class, Class 5, represents very high wildfire intensities. Refer to descriptions below.

- **Class 1, Very Low:** Very small, discontinuous flames, usually less than 1 foot in length; very low rate of spread; no spotting. Fires are typically easy to suppress with basic training and non-specialized equipment.
- **Class 2, Low:** Small flames, usually less than two feet long; small amount of very short-range spotting possible. Fires are easy to suppress by trained firefighters with protective equipment and specialized tools.
- **Class 3, Moderate:** Flames up to 9 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective. Increasing potential for harm or damage to life and property.
- **Class 4, High:** Large Flames, up to 40 feet in length; short-range spotting common; medium range spotting possible. Direct attack by trained firefighters, engines, and dozers is generally ineffective, indirect attack may be effective. Significant potential for harm or damage to life and property.
- **Class 5, Very High:** Flames exceeding 200 feet in length; expect extreme fire behavior.

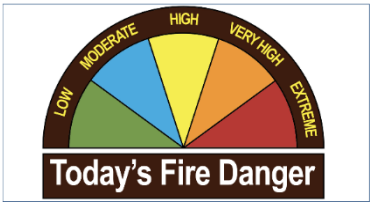
The following map represents Extreme Fire Intensity Scale for Cobb County and all participating jurisdictions:

Map 57: Cobb County Wildfire Intensity Scale Map



Source: Southern Wildfire Risk

The duration and extent of a wildfire depend on weather conditions, fuel availability, fuel moisture, topography, and the ability of responding agencies to contain and suppress fire activity. Some wildfire events may be controlled within hours, while others can persist for extended periods, particularly when drought conditions, dry fuels, and high winds are present. In grassland and shrubland environments, high winds can drive rapid fire spread over large areas in a short period of time, increasing the likelihood that fires exceed local suppression capacity and require state and federal assistance.



The National Fire Danger Rating System (NFDRS) is used by fire managers to assess daily and short-term wildfire danger by integrating fuel conditions, weather, and fire behavior indicators into standardized indices. These indices support operational decision-making by linking fire danger levels to preparedness actions and resource readiness. The following table summarizes the general fire danger ratings used within the NFDRS framework.

Table 106: National Fire Danger Rating System

Rating	Description
Low	Fuels do not ignite easily from small embers, but a more intense heat source, such as lightning, may start fires in duff or dry rotten wood. Fires in open, dry grasslands may burn easily a few hours after a rain, but most wood fires will spread slowly, creeping or smoldering. Control of fires is generally easy.
Moderate	Fires can start from most accidental causes, but the number of fire starts is usually pretty low. If a fire does start in an open, dry grassland, it will burn and spread quickly on windy days.

Table 106: National Fire Danger Rating System

Rating	Description
	Most wood fires will spread slowly to moderately. Average fire intensity will be moderate except in heavy concentrations of fuel, which may burn hot. Fires are still not likely to become serious and are often easy to control.
High	Fires can start easily from most causes and small fuels (such as grasses and needles) will ignite readily. Unattended campfires and brush fires are likely to escape. Fires will spread easily, with some areas of high intensity burning on slopes or concentrated fuels. Fires can become serious and difficult to control unless they are put out while they are still small.
Very High	Fires will start easily from most causes. The fires will spread rapidly and have a quick increase in intensity, right after ignition. Small fires can quickly become large fires and exhibit extreme fire intensity, such as long-distance spotting and fire whirls. These fires can be difficult to control and will often become much larger and longer-lasting fires.
Extreme	Fires of all types start quickly and burn intensely. All fires are potentially serious and can spread very quickly with intense burning. Small fires become big fires much faster than at the "very high" level. Spot fires are probable, with long-distance spotting likely. These fires are very difficult to fight and may become very dangerous and often last for several days.

Source: Wildfire Fire Assessment System

During periods of elevated wildfire risk, the National Weather Service may issue Red Flag Warnings to indicate critical fire weather conditions. These warnings are typically associated with:

- **Low relative humidity (often below 15%):** Dry air makes vegetation more likely to ignite and sustain fire.
- **High winds (usually sustained winds above 25 mph):** Winds can quickly spread embers and flames, helping fires move faster and become more intense.
- **Dry vegetation:** Vegetation become highly flammable when moisture levels are lowd.
- **High temperatures:** Hot weather exacerbates dryness and lowers fuel moisture, increasing fire potential.

When a Red Flag Warning is issued, it means that the potential for wildfire ignition and rapid spread is extremely high. The warning often leads to heightened preparedness among firefighting agencies and advisories for the public to avoid activities that could spark fires, such as outdoor burning or using machinery that could create sparks.

The MPC views wildfire as a local, county-wide, and regional hazard. However, while wildfire is a countywide concern in Cobb County, it is not equal across all jurisdictions. Exposure varies with where neighborhoods meet woodlots and greenways, the amount of fine fuels along rights-of-way, and how quickly crews can access narrow or hilly streets. Unincorporated areas with extensive wildland–urban interface, especially along creek valleys and utility corridors, face the broadest footprint of grass and brush fires. Cities with large parklands or shoreline areas see seasonal flare-ups when cured grasses, leaf litter, and dry weather align.

Within the cities, patterns differ. Acworth has lakefront parks and open shoreline edges that carry fast grass fires during dry and windy days. Austell's rail and industrial corridors concentrate ignition sources and vegetated embankments. Kennesaw's campus areas and nearby wooded hills create continuous fuels next to dense housing. Mableton and Smyrna sit along the Nickajack and Chattahoochee corridors, where multifamily complexes back up to wooded buffers. Marietta contains fragmented woodlots, stream buffers, and utility lines threaded through busy arterials, so even small fires can disrupt traffic with smoke. Powder Springs includes greenways and creek-valley fields that dry out in late winter and during drought. In short, every jurisdiction has exposure, but the mix of fuels, access, and development pattern makes some places more susceptible to fast-moving edge fires and smoke impacts than others.

5.15.3 Previous Occurrences

Wildfire events of sufficient magnitude or impact may result in a Presidential Disaster Declaration, which enables affected jurisdictions to access federal assistance for response and recovery. To date, Cobb County has experienced no Presidential Disaster Declarations related to wildfire events.

The President may declare an emergency when it is determined that federal assistance is needed to supplement State, local, or Tribal government efforts. Emergency Declarations are intended to provide support for emergency protective measures, including actions taken to protect lives, property, public health, and safety, or to lessen or avert the threat of a catastrophe. To date, Cobb County has experienced no Emergency Declarations related to wildfire events.

The Governor, or the Governor's Authorized Representative, may submit a request for a fire management assistance declaration as required. FEMA will approve declarations for fire management assistance when it is determined that a fire or fire complex on public or private forest land or grassland threatens such destruction as would constitute a major disaster. The MPC reviewed the historical fire management declarations to assist in hazard identification. To date, Cobb County has experienced no fire management assistance declarations related to wildfire events.

Wildfire activity affecting Cobb County is relatively limited compared to other hazards due to the county's urban and suburban development pattern. However, wildfire events have occurred and remain a potential hazard, particularly in areas with undeveloped land, parks, and wildland urban interface conditions. The NOAA NCEI Storm Events Database did not identify any wildfire events in Cobb County from 1950 through 2025. The NCEI database documents events that meet specific reporting thresholds, such as confirmed fatalities, injuries, significant property damage, or documented disruptions to commerce. Wildfires in Cobb County often involve grass, brush, or woodland fires that are quickly contained and primarily result in temporary road closures, smoke impacts, or localized vegetation loss, which may not trigger formal reporting if structural damage is limited. In addition, wildfire activity may be documented through state forestry or local fire agency records rather than weather event databases, contributing to underrepresentation in NCEI records. This combination of reporting criteria, impact thresholds, and data limitations explains why wildfire occurrence appears sparse in the official NCEI Storm Events Database despite periodic local fire activity.

To illustrate the types and magnitude of wildfire impacts experienced locally, the following summary highlights notable wildfire incidents and periods affecting Cobb County over the past two decades based on regional fire history, documented impacts, and local experience.

- **March–April 2023:** Dry conditions and elevated fire danger resulted in several small brush and woodland fires across north Georgia, including isolated incidents in Cobb County. Impacts included temporary road closures, smoke related visibility issues, and local fire response activities. No structural damage was reported, but firefighting and response costs are estimated in the tens of thousands of dollars.
- **Spring 2017:** Periods of dry weather increased wildfire risk across the metro Atlanta region. Cobb County experienced isolated grass and brush fires affecting undeveloped areas and parklands. Impacts were limited to vegetation loss and short duration access restrictions, with response and suppression costs estimated in the tens of thousands of dollars.
- **Fall 2016:** Widespread drought conditions across Georgia resulted in elevated wildfire activity statewide. While major fires occurred outside Cobb County, localized wildfire incidents within the county included brush fires and smoke impacts. Structural damage was minimal, but response and air quality impacts were noted, with localized costs estimated in the tens of thousands of dollars.

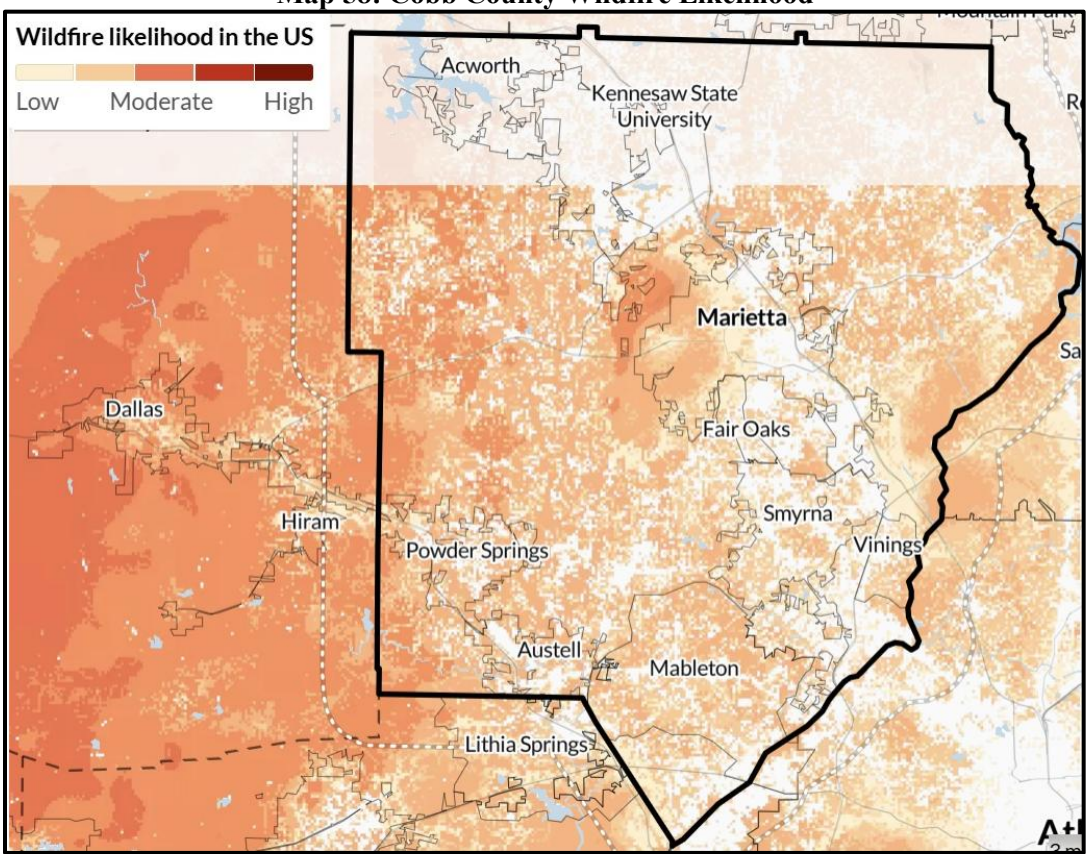
5.15.4 Probability of Future Events

Predicting the probability of wildfire occurrences is tremendously changing due to the large number of factors involved and the random nature of formation. NOAA's Wildfire Risk to Communities mapping, which uses the best available science to identify risk, was used to help determine the probability of future wildfires within Cobb County. Wildfire likelihood is the probability of a wildfire occurring based on fire behavior modeling across thousands of simulations of possible fire seasons. In each simulation, factors contributing to the probability of a fire occurring, including weather, topography, and ignitions, are varied based on patterns derived from observations in recent decades. Wildfire likelihood is not predictive and does not reflect any currently forecasted weather or fire danger conditions. For communities, tribal areas, and counties, Wildfire Likelihood is summarized and ranked for the risk calculation area. This includes a 2.4 km buffer around populated areas to incorporate the risk of embers. Wildfire likelihood classification is based on the following national percentile rank:

- **Low:** <40th percentile
- **Medium:** >40th and <70th percentile
- **High:** >70th and <90th percentile
- **Very High:** >90th percentile

According to NOAA's Wildfire Risk to Communities Cobb County has, on average, greater wildfire likelihood than 52% of counties in the US. The following map indicates the likelihood of a wildfire within Cobb County:

Map 58: Cobb County Wildfire Likelihood



Source: NOAA's Wildfire Risk to Communities

5.15.5 Projected Changes in Location, Intensity, Frequency, and Duration

Historically, wildfire activity in Cobb County has been relatively limited. However, as development expands into previously undeveloped areas, particularly those adjacent to forests and grasslands, the WUI grows. This expansion increases the potential for wildfires to ignite and spread into residential zones, especially in the western and southern parts of the county where such interfaces are more prevalent, and can result in:

- **Proximity to Natural Fuels:** As development spreads into previously undeveloped wildland areas, homes and infrastructure are built in close proximity to natural fuels which can ignite during a wildfire. Natural landscapes in WUI zones are often dense with vegetation, providing a continuous fuel source that allows fires to spread quickly from wildland areas to residential zones. This increases the likelihood of structure ignition, as homes are surrounded by flammable vegetation.
- **Increased Human Activity:** Human activities, such as outdoor recreation, construction, and the use of equipment, are more common in WUI areas, and these activities can inadvertently start fires
- **Difficulty in Fire Suppression:** WUI fires are harder to control because firefighting efforts must focus on both the natural landscape and protecting homes and infrastructure. Firefighters face the dual challenge of containing the wildfire and defending structures, which can divert resources and increase the complexity of suppression efforts. Narrow or inaccessible roads in WUI areas can make it difficult for firefighting equipment and personnel to reach homes at risk, delaying response times.

The duration of wildfire seasons is anticipated to extend. This extension means that Cobb County could face longer periods each year during which wildfires are more likely to occur. Extended dry spells and increased fuel availability can lead to fires that are not only more frequent but also longer lasting, posing greater challenges for containment and suppression efforts.

5.15.6 Vulnerability and Impact

FEMA NRI

For planning purposes, census tract–level NRI qualitative ratings were converted to numeric values (Very Low = 1, Relatively Low = 2, Relatively Moderate = 3, Relatively High = 4, Very High = 5 and assigned to each participating jurisdiction. For each jurisdiction, these numeric scores were summed and divided by the total number of census tracts to calculate an average composite score. The resulting average was rounded to the nearest whole number and converted back to the corresponding qualitative category. This transparent roll-up preserves the NRI's relative scale while providing an effective tract-to-jurisdiction summary for comparison and prioritization. The following tables present the hazard-specific ratings, average event frequency, and EAL for each participating jurisdiction.

Table 107: Participating Jurisdiction Wildfire Risk Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Wildfire Risk Rating	Very Low	Relatively Low	Very Low	Very Low	Very Low	Very Low	Relatively Low	Very Low
Wildfire Average Frequency	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Source: FEMA NRI

Table 108: Participating Jurisdiction Wildfire EAL Summary

Hazard	Cobb County	Acworth	Austell	Kennesaw	Mableton	Marietta	Powder Springs	Smyrna
Wildfire EAL Rating	Very Low	Relatively Low	Very Low	Very Low	Very Low	Very Low	Relatively Low	Very Low
Wildfire EAL $	$52,891	$2,919	$3,173	$1,621	$2,848	$5,825	$5,689	$3,983

Source: FEMA NRI

Population

Wildfires have profound and far-reaching impacts on people, affecting physical health, mental well-being, and socio-economic conditions. These impacts can vary depending on the severity, location, and preparedness of the communities affected. Key wildfire impacts include:

- **Health Impacts**
  - Smoke inhalation: Wildfire smoke contains fine particulate matter that can penetrate deep into the lungs and exacerbate respiratory and cardiovascular problems. It is especially dangerous for people with pre-existing conditions like asthma, COPD, or heart disease. Exposure to smoke can cause short-term issues like coughing, throat irritation, and difficulty breathing, as well as long-term health effects from prolonged exposure.
  - Burn injuries: Direct exposure to flames or heat during evacuations or firefighting efforts can result in serious burn injuries.
  - Mental health: Survivors of wildfires often experience stress, anxiety, depression, and post-traumatic stress disorder, especially those who have lost homes, loved ones, or livelihoods.

- **Economic and Financial Impacts**
  - Property damage: Wildfires can destroy homes, businesses, and infrastructure, leading to significant financial losses. Insurance premiums in wildfire-prone areas often increase, and many homeowners struggle to rebuild after losing their property.

    - Loss of livelihoods: Wildfires can disrupt local economies, particularly in agricultural and forestry-based communities. Employment in affected areas may decline, and businesses may close either temporarily or permanently.
    - Cost of relocation: In cases of long-term displacement, families must bear the costs of relocation, housing, and rebuilding, which can be a financial burden, especially for low-income households.
- **Evacuations and Displacement**
    - Evacuations: Wildfires often force mass evacuations, leaving people displaced from their homes for extended periods. Evacuations can be stressful, especially if there is little warning, leading to rushed departures where families leave behind essential belongings or pets.
    - Long-term displacement: In severe cases, entire communities may be permanently displaced if homes are destroyed or if areas are deemed too hazardous to return to, leading to loss of community.

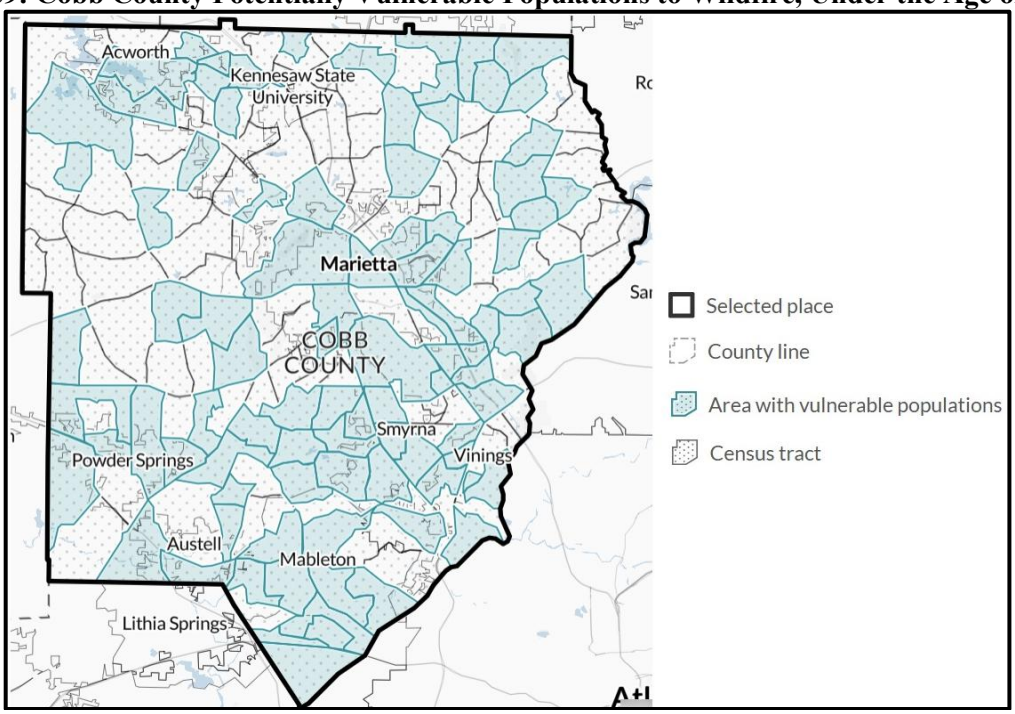
- **Social and Community Disruption**
    - Community dislocation: Wildfires can cause permanent damage to communities, forcing people to relocate and resulting in the breakdown of social networks and support systems.
    - Loss of heritage**:** In some cases, wildfires destroy culturally significant sites, landmarks, and natural heritage, such as forests and ecosystems that communities may depend on or cherish.

Wildfires can disproportionately affect vulnerable populations due to limited access to resources, reduced mobility, and pre-existing health, social, or economic challenges. These populations often include older adults, people with disabilities, low-income households, children, individuals with chronic health conditions, and communities facing language or institutional barriers. Such factors can make it more difficult for some residents to prepare for wildfire, respond during an emergency, and recover following an event.

- **Health Vulnerabilities:** Wildfire smoke and poor air quality pose increased health risks for vulnerable populations, particularly older adults, children, and individuals with respiratory or cardiovascular conditions. Limited access to healthcare and disrupted transportation can delay treatment during wildfire events.
- **Evacuation and Response Challenges:** Mobility limitations, reliance on assistance, language barriers, and limited access to transportation or temporary housing can delay evacuation and emergency response for some populations, increasing exposure during fast-moving wildfires.
- **Economic Disparities and Recovery Constraints:** Vulnerable populations may experience greater economic impacts due to less fire-resistant housing, limited insurance coverage, and fewer financial reserves, resulting in prolonged recovery and increased risk of displacement.
- **Increased Long-Term Vulnerability:** Limited access to recovery resources and disruption of social support networks can make long-term recovery more difficult for vulnerable populations following wildfire events.
- **Disparities in Access to Assistance:** Barriers related to language, information, and administrative processes can delay or reduce access to disaster assistance, compounding recovery challenges.

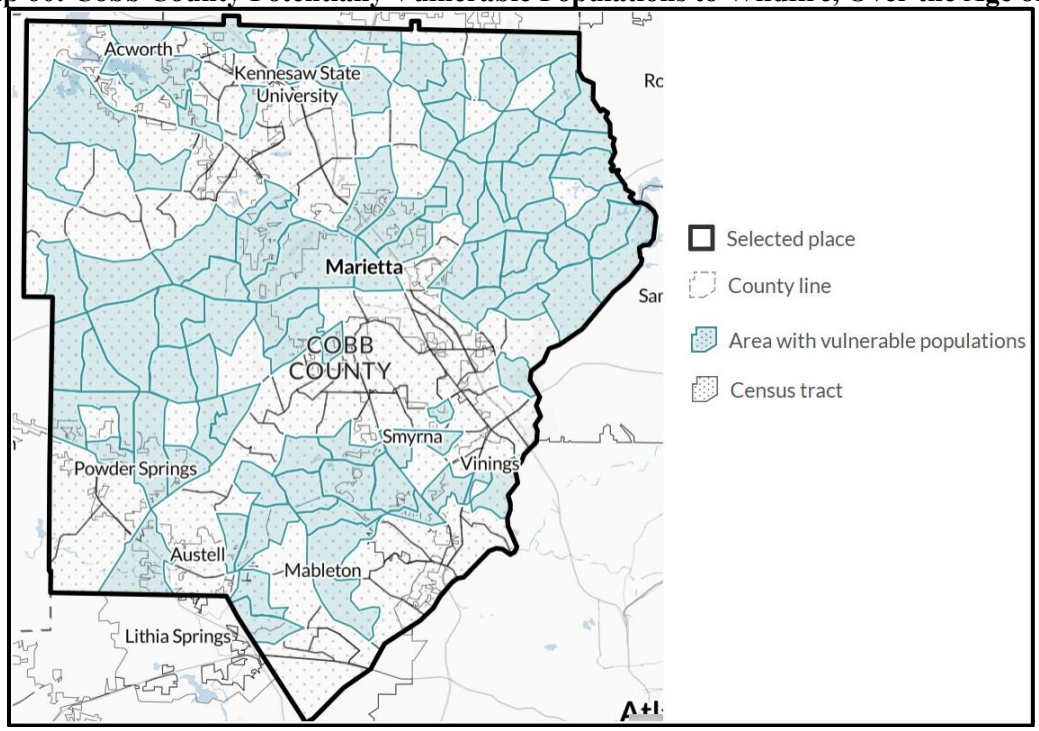
To support identification of areas where these factors may contribute to increased wildfire risk and recovery challenges, the following maps illustrate potentially vulnerable populations in relation to wildfire risk using data from the USDA Forest Service Wildfire Risk to Communities program. Census tracts highlighted in the maps represent areas with values equal to or greater than the community median for selected vulnerability indicators. These maps are used in this plan as planning-level tools to inform mitigation strategies, outreach efforts, and prioritization of actions that address the needs of at-risk populations.

Map 59: Cobb County Potentially Vulnerable Populations to Wildfire, Under the Age of Five



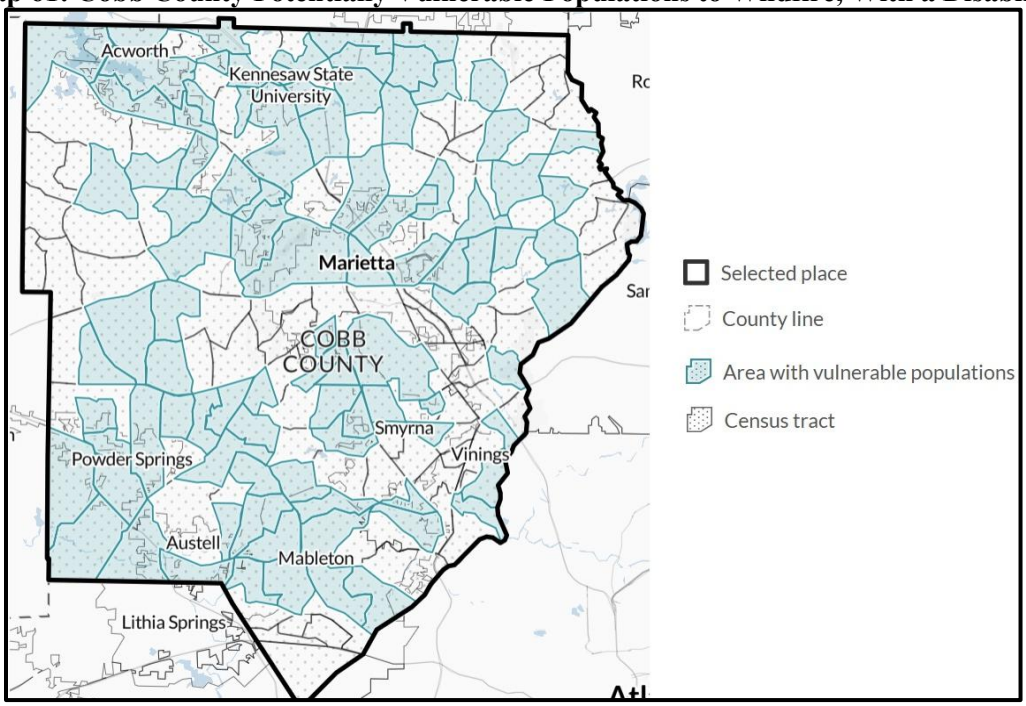
Source: NOAA's Wildfire Risk to Communities

Map 60: Cobb County Potentially Vulnerable Populations to Wildfire, Over the Age of 65



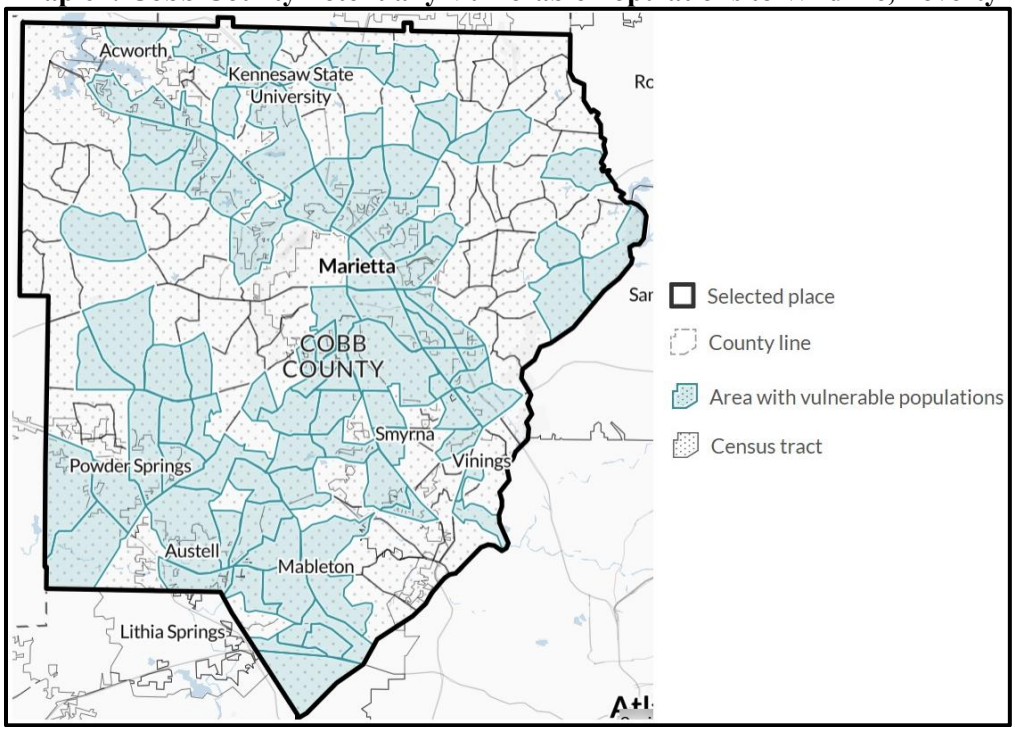
Source: NOAA's Wildfire Risk to Communities

Map 61: Cobb County Potentially Vulnerable Populations to Wildfire, With a Disability



Source: NOAA's Wildfire Risk to Communities

Map 62: Cobb County Potentially Vulnerable Populations to Wildfire, Poverty



Source: NOAA's Wildfire Risk to Communities

All Cobb County and participating jurisdiction populations are vulnerable to the impacts of wildfires. Please see Section 3.3: Population Data and Section 3.4: Socially Vulnerable and At-Risk Populations for data concerning jurisdictional populations.

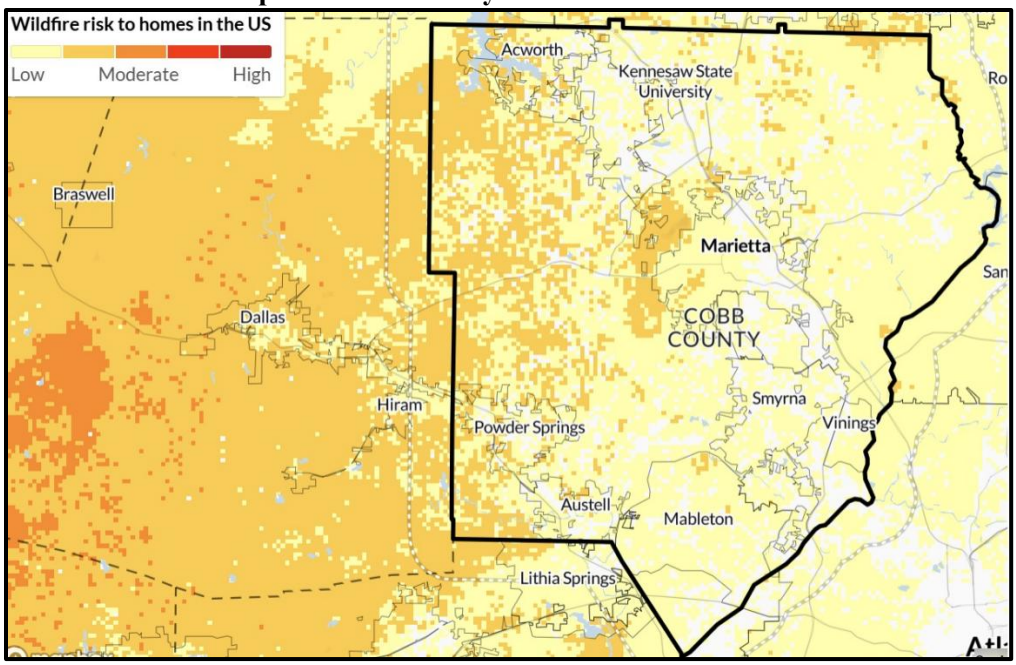
Buildings and Structures

Buildings and structures within Cobb County and participating jurisdictions may be vulnerable to wildfire impacts depending on location, construction materials, surrounding vegetation, and access to fire protection services. Structures

located within or adjacent to the wildland-urban interface are generally at higher risk due to proximity to vegetative fuels and potential exposure to embers, radiant heat, and direct flame contact.

As shown in the following map, wildfire risk to homes is not uniformly distributed across Cobb County. Areas with moderate wildfire risk are most prevalent along the western and northern portions of the county, particularly near less densely developed areas and jurisdictions that interface with larger tracts of vegetation. While much of the county exhibits lower relative risk, the map illustrates that wildfire exposure remains a localized but relevant concern for residential structures, especially where development patterns intersect with undeveloped or forested lands.

Map 63: Cobb County Wildfire Risk to Homes



Source: NOAA's Wildfire Risk to Communities

Structural vulnerability is influenced by building materials and design features. Combustible roofing materials, exterior siding, decks, and porches increase the likelihood of ignition, particularly from wind-driven embers. Openings such as vents, eaves, and unscreened gaps may allow embers to enter attics or interior spaces, increasing the risk of internal ignition. Windows, especially single-pane glass, may fail under extreme heat, allowing embers or flames to penetrate the structure.

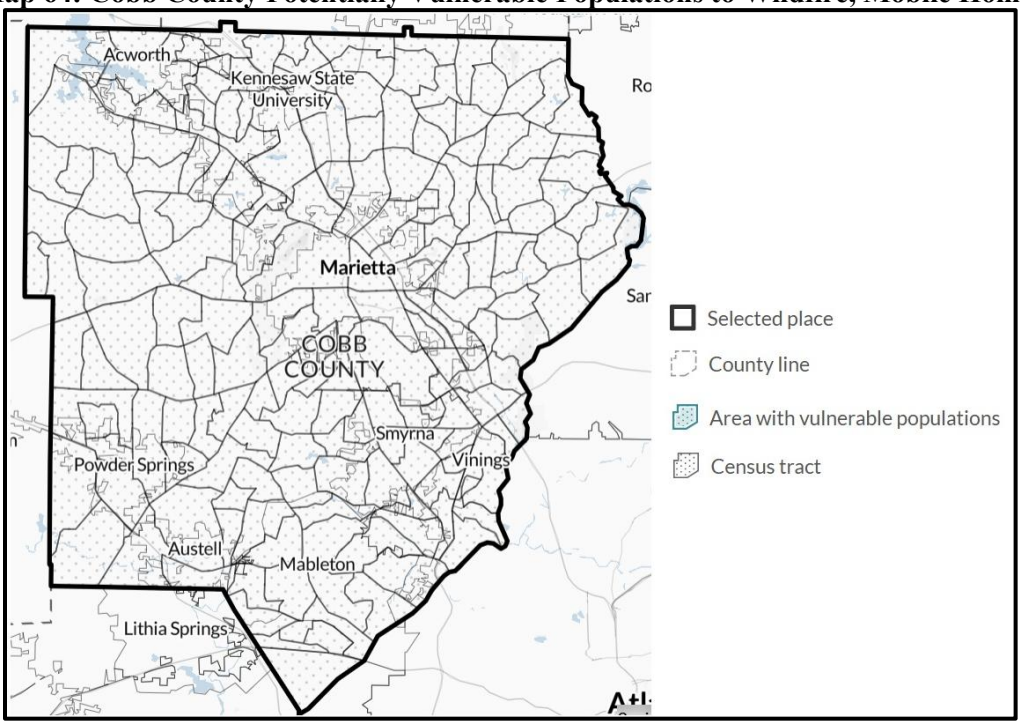
The presence or absence of defensible space is a key factor in wildfire vulnerability. Structures surrounded by dense vegetation, unmanaged landscaping, or accumulated combustible materials such as firewood or debris are more susceptible to ignition. In contrast, properties with maintained defensible space and fire-resistant landscaping are better able to withstand wildfire exposure, even in areas identified as having moderate wildfire risk.

Access to fire protection services also affects vulnerability. Structures located farther from fire stations, those served by limited water supply, or those with constrained road access may experience delayed response during wildfire events. Deferred maintenance, including clogged gutters, deteriorated exterior materials, or overgrown vegetation, can further increase wildfire risk.

Wildfire impacts to buildings and structures may range in severity depending on fire behavior and suppression effectiveness. Potential impacts include complete destruction of structures, partial structural damage requiring significant repair, smoke infiltration causing interior and equipment damage, and secondary water damage associated with firefighting activities. Even where structures are not destroyed, wildfire events may result in extended displacement, cleanup needs, and long-term recovery challenges.

As illustrated in the following map, wildfire risk intersects with areas containing potentially vulnerable populations, including census tracts with higher concentrations of mobile homes. Mobile homes are generally more susceptible to wildfire impacts due to construction materials, limited defensible space, and reduced resistance to ember intrusion and radiant heat. The overlap of wildfire risk and vulnerable housing types highlights locations where wildfire impacts could result in disproportionate consequences for residents, particularly those with limited mobility or financial resources.

Map 64: Cobb County Potentially Vulnerable Populations to Wildfire, Mobile Homes



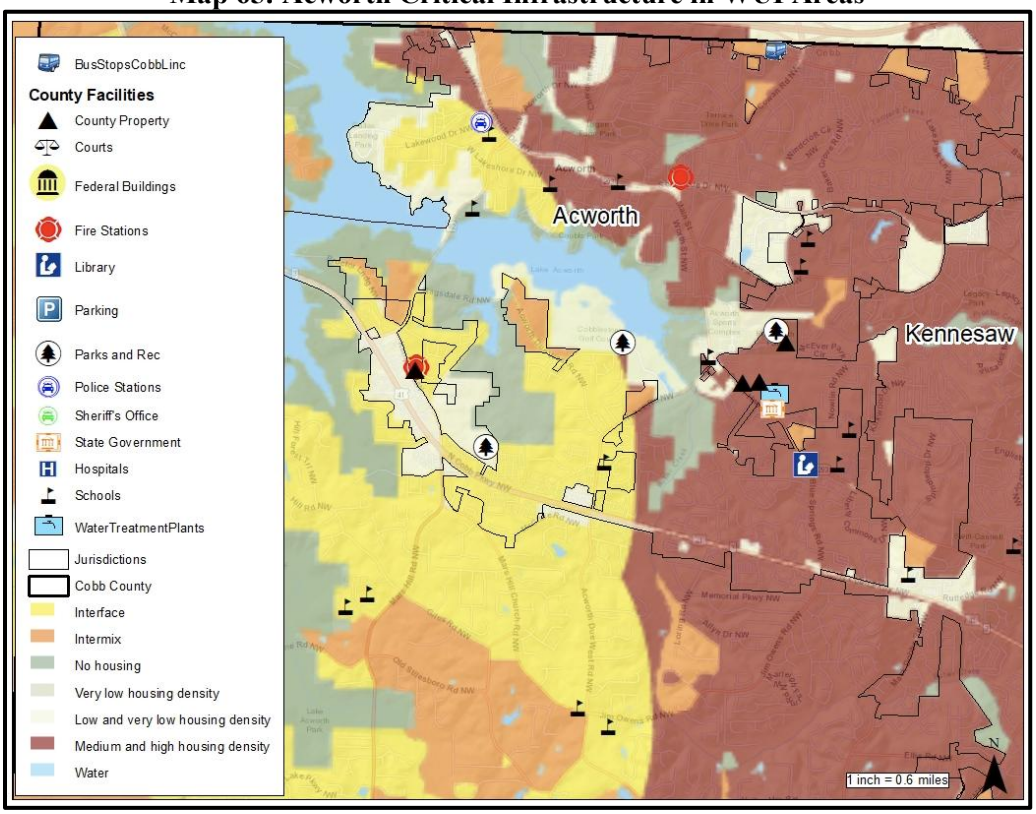
Source: NOAA's Wildfire Risk to Communities

Together, these maps demonstrate that while wildfire risk in Cobb County is not uniformly high, localized areas of elevated exposure, combined with structural characteristics and vulnerable populations, warrant continued attention in hazard mitigation planning. Targeted mitigation efforts, including defensible space maintenance, public education, and coordination with fire protection agencies, remain important for reducing wildfire vulnerability in identified risk areas.

Critical Facilities in WUI Areas

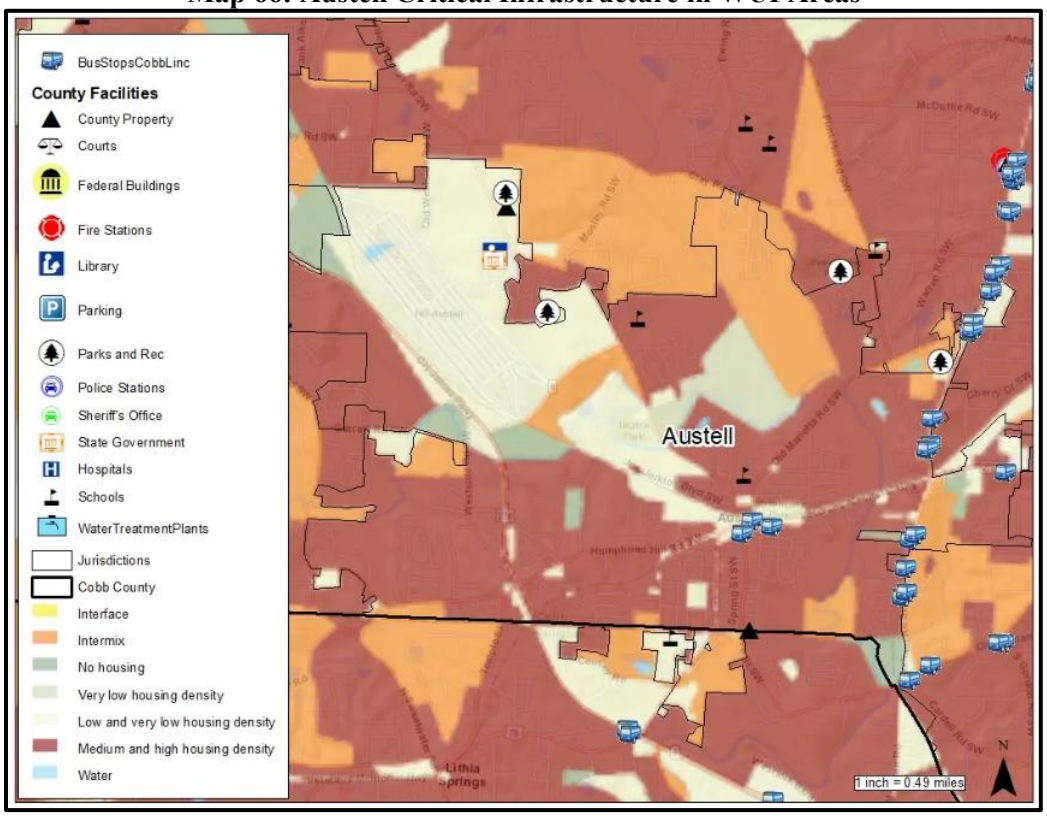
Critical facilities WUI areas in Cobb County include assets that must remain safe, accessible, and operational during a wildfire, such as Emergency Operations Centers (EOCs), public safety facilities, hospitals, and schools. The following jurisdictional maps indicate the location of critical facilities and transportation infrastructure in relation to identified WUI areas:

Map 65: Acworth Critical Infrastructure in WUI Areas



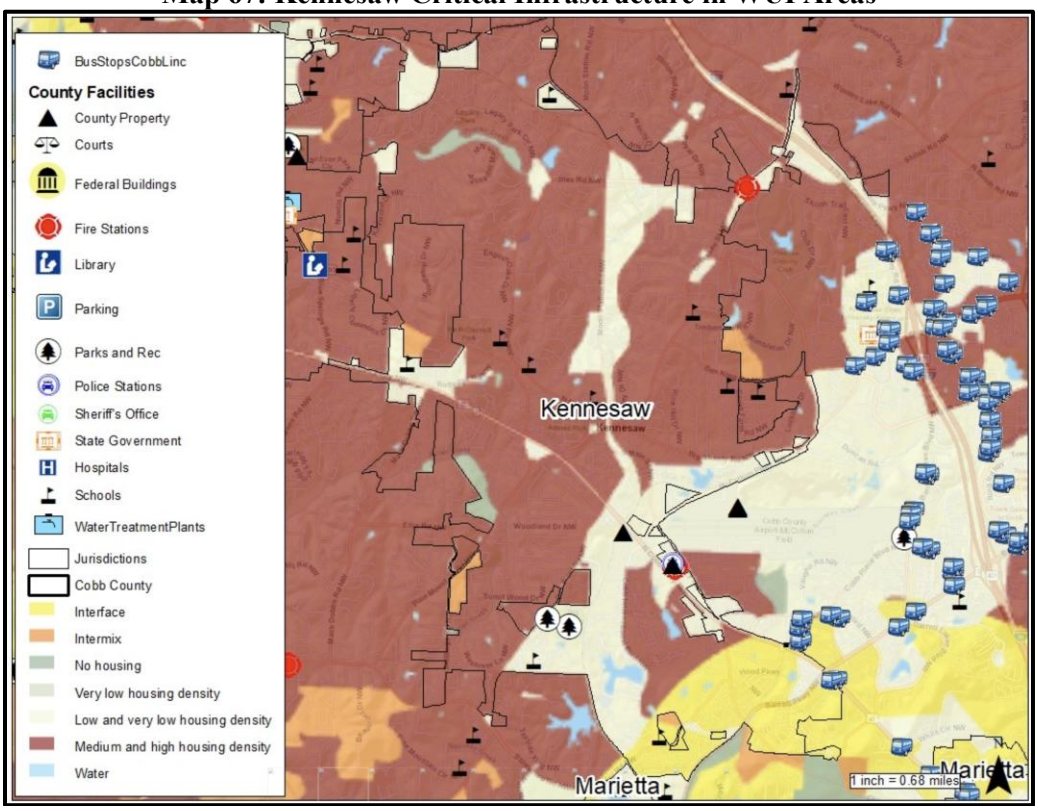
Source: Cobb County and Reliant Solutions

Map 66: Austell Critical Infrastructure in WUI Areas



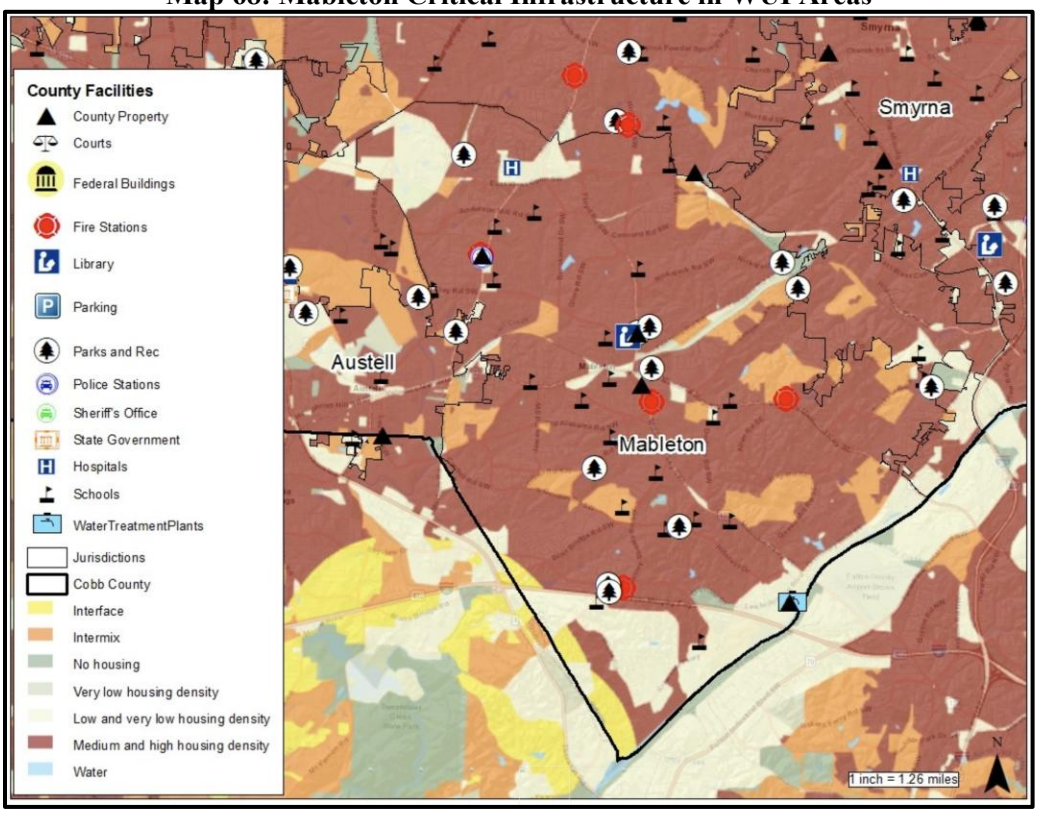
Source: Cobb County and Reliant Solutions

Map 67: Kennesaw Critical Infrastructure in WUI Areas



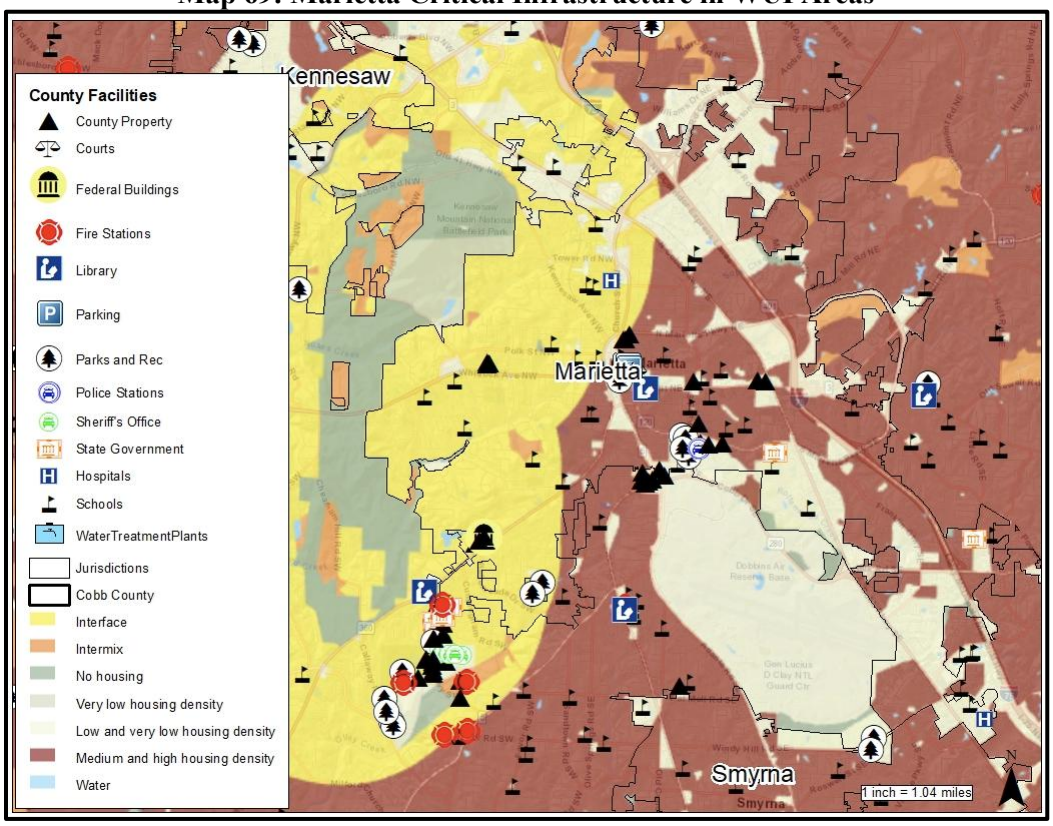
Source: Cobb County and Reliant Solutions

Map 68: Mableton Critical Infrastructure in WUI Areas



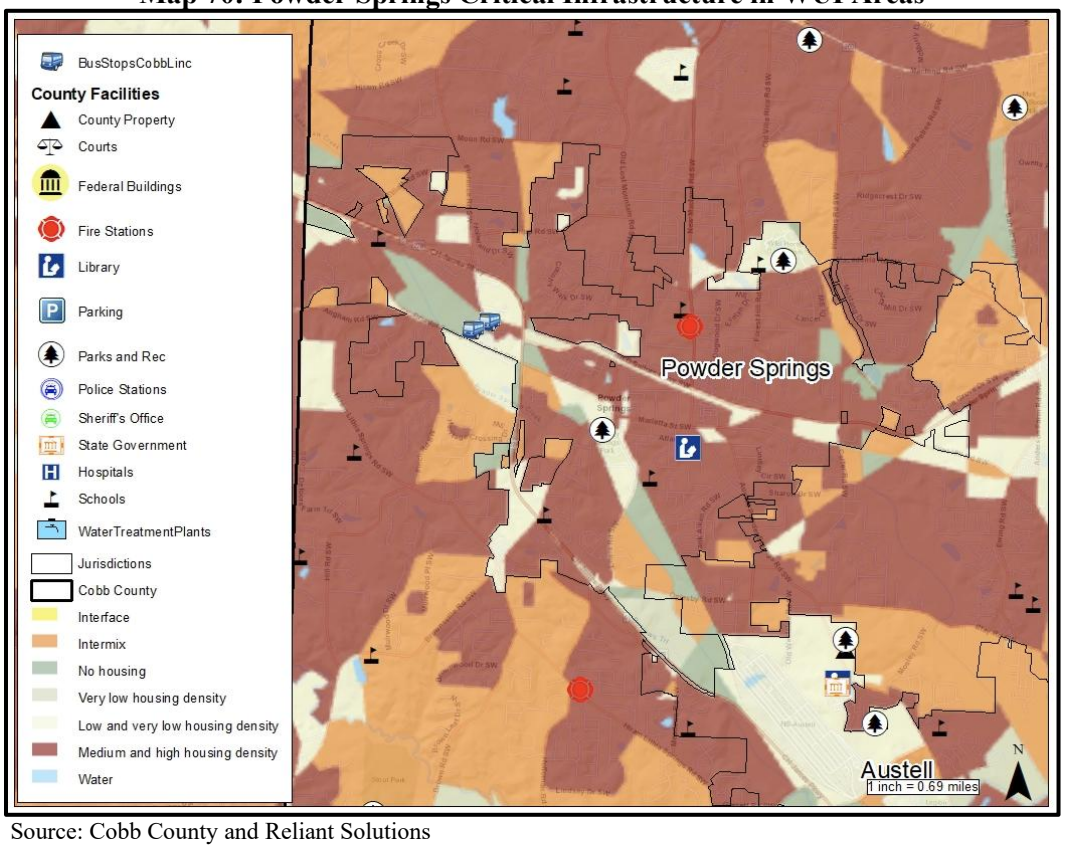
Source: Cobb County and Reliant Solutions

Map 69: Marietta Critical Infrastructure in WUI Areas



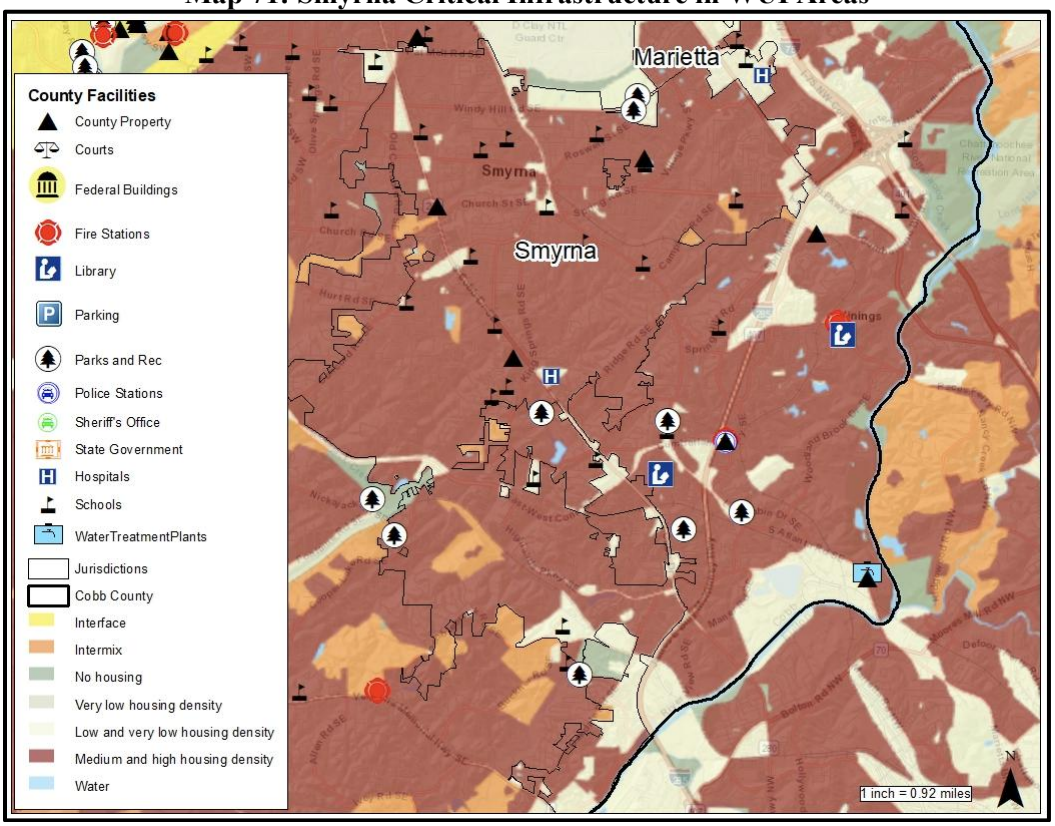
Source: Cobb County and Reliant Solutions

Map 70: Powder Springs Critical Infrastructure in WUI Areas



Source: Cobb County and Reliant Solutions

Map 71: Smyrna Critical Infrastructure in WUI Areas



Source: Cobb County and Reliant Solutions

Governmental Operations

Wildfires can disrupt governmental operations through facility impacts, loss of utilities, restricted access, and increased response demands. Power outages caused by damage to electrical infrastructure or precautionary utility shutoffs may interrupt government services and affect continuity of operations. Smoke conditions may also limit building occupancy or require temporary closures to protect staff and the public.

Post-fire conditions, including heavy rainfall, may increase the risk of flooding, debris flows, or slope instability, which can damage government facilities and require cleanup and repairs. Road closures, debris, and hazardous air quality may restrict employee access to facilities and delay service delivery. Recovery and repair costs following wildfire events may place short-term strain on operating budgets.

Transportation Infrastructure

Wildfires generally do not cause widespread structural damage to transportation infrastructure. However, indirect impacts can significantly disrupt mobility and access. Road closures may occur due to active fire conditions, smoke-related visibility hazards, debris, or emergency response activity. Post-fire conditions may increase the risk of flooding, erosion, or landslides, particularly in areas where vegetation has been removed.

Damage to traffic signals and roadway lighting may occur as a result of power outages or heat exposure. While long-term transportation damage is uncommon, repeated closures and debris removal may increase maintenance needs and delay recovery activities.

Electrical Infrastructure

Wildfires can have severe and widespread impacts on electrical infrastructure, resulting in service disruptions and long-term equipment damage. Transmission lines and power poles may be damaged or destroyed by direct flame contact, radiant heat, or falling trees. High temperatures may warp or melt cables and equipment, requiring shutdowns or replacement.

Smoke and ash can increase air conductivity, leading to arcing, short circuits, and reduced performance of high-voltage systems. Soot accumulation on insulators and electrical components may cause equipment failures if not addressed. Substations and transformers are particularly vulnerable to heat exposure and ember intrusion, and damage to these facilities may affect large service areas.

Utilities may also implement public safety power shutoffs during extreme fire conditions to reduce ignition risk, resulting in preemptive outages. Repair and restoration efforts may be delayed by unsafe conditions, restricted access, or ongoing fire activity, increasing outage duration and recovery costs.

Water and Wastewater Utilities
Wildfires typically have limited direct impacts on water and wastewater infrastructure unless facilities are located within or adjacent to fire-affected areas. However, indirect impacts may occur due to power outages that disrupt pumping and treatment operations. Post-fire flooding or debris flows may affect intake structures, pipelines, or drainage systems, resulting in service interruptions or repair needs.

Medical and Emergency Response Facilities
Wildfires can significantly affect medical and emergency response operations by increasing demand while simultaneously limiting access and operational capacity. Road closures, debris, and hazardous air quality may delay response times. Power and communications outages may affect dispatch systems, medical equipment, and facility operations.

Emergency responders face increased health and safety risks during wildfire events due to exposure to fire, smoke, ash, particulate matter, and high temperatures. Wildfires may also require the allocation of additional personnel, equipment, and sheltering resources, placing strain on response capabilities during extended incidents or evacuations.

Educational Facilities
Educational facilities may be affected by wildfire events depending on location, air quality conditions, and access routes. Smoke impacts, evacuation orders, or damage to facilities or utilities may require temporary closures. These closures may result in secondary economic impacts if caregivers are required to miss or modify work schedules.

Communication Systems
Communications systems within Cobb County may be vulnerable to wildfire impacts that disrupt reliability and functionality. Fire and heat may damage towers, antennas, cables, and equipment shelters, particularly in elevated or vegetated areas. Power outages may further disrupt communications systems that rely on continuous electrical supply.

Wildfire conditions may also result in network congestion as demand increases during emergencies. Repair costs vary depending on system size, technology, and extent of damage.

Environmental and Agricultural Impacts
Wildfires can have significant and long-lasting environmental impacts affecting air quality, ecosystems, water resources, soil stability, and wildlife. Smoke from wildfires contains fine particulate matter and other pollutants that can degrade air quality over large areas and pose health risks to sensitive populations. Wildfires also release stored carbon, contributing to broader climate impacts.

Vegetation loss may result in habitat destruction, reduced biodiversity, and altered ecosystem structure, with recovery potentially taking years or decades. High-intensity fires can degrade soil quality, reduce organic matter, and create water-repellent conditions that increase erosion and limit regrowth. Post-fire runoff may carry ash, sediment, and debris into streams and reservoirs, affecting water quality and aquatic habitat.

Wildfires may result in direct wildlife mortality and displacement, disrupt food sources, and alter migration and reproduction patterns. Invasive species may establish in burned areas, leading to long-term ecological change. While some ecosystems are adapted to periodic fire, increased fire intensity or frequency may exceed natural recovery capacity.

Jurisdictional Concerns

As of this plan there is a deficit of community specific data to help quantify both vulnerability and historic impact. However, over the life of this plan the MPC will work to quantify the local level impacts of hazard occurrences to citizens, vulnerable populations, structures, and infrastructure to better inform both this living LHMP and future planning efforts. The following initial vulnerabilities and potential impacts have been identified on a jurisdictional level:

- **Cobb County (unincorporated):** Wooded subdivisions, greenways, and roadside rights-of-way create frequent grass and brush fire exposure. Steep draws and long private driveways can limit access, and smoke along curving collectors can reduce visibility during dry, windy periods.
- **Acworth:** Lakefront parks, trailheads, and shoreline edges carry fast-moving grass fires when vegetation is cured. Parking areas and medians near open water add ignition sources from vehicles and visitors.
- **Austell:** Rail and industrial corridors with vegetated embankments and outdoor storage raise ignition potential. Spot fires along rights-of-way can threaten warehouses, utilities, and freight access.
- **Kennesaw:** Campus open spaces, HOA common areas, and wooded hills next to dense housing create continuous fine fuels. Narrow neighborhood streets on grades can slow apparatus and increase smoke impacts.
- **Mableton:** Multifamily complexes and closely spaced neighborhoods back up to the Nickajack and Chattahoochee greenways. Brushy buffers and fence lines can carry perimeter fires that affect access and parking courts.
- **Marietta:** Fragmented woodlots, stream buffers, and utility corridors thread through busy arterials. Even small fires can push smoke across intersections and underpasses, disrupting traffic.
- **Powder Springs:** Greenways, creek-valley fields, and park edges dry quickly in late winter and during drought. Neighborhood edges near open space face ember travel and rapid spread along fences and hedgerows.
- **Smyrna:** Heavily traveled corridors bordered by brushy rights-of-way increase ignition from vehicles and equipment. Large apartment and retail sites near wooded buffers experience quick smoke impacts and limited alternate access.

Cascading Impacts

Cascading impacts often result when one a hazard event triggers one or more differing hazard events or loss of community lifelines. Cascading impacts associated with wildfires may include:

- Direct physical damage to buildings and structures:
- Transportation infrastructure disruption
- Power outages and electrical grid disruption
- Communication system disruption
- Transportation and supply chain disruptions
- Environmental and ecological damage
- Economic impacts and business closures
- Emergency services overload

Consequence Analysis

This consequence analysis lists the potential impacts of a hazard on various elements of a community. The impact of each hazard is evaluated in terms of disruption of operations, recovery challenges, and overall wellbeing to all Cobb County residents and first responder personnel. The consequence analysis supplements the hazard profile by analyzing specific impacts.

Table 109: Wildfire Consequence Analysis

Subject	Potential Impacts
Impact on the Public	Wildfires may pose life safety risks to individuals in or near affected areas, particularly if evacuation is delayed or access routes are limited. Evacuated residents may experience prolonged displacement. Smoke from wildfires can contain toxic pollutants that contribute to respiratory and cardiovascular health impacts, with young children,

Table 109: Wildfire Consequence Analysis

Subject	Potential Impacts
	older adults, and individuals with pre-existing conditions at elevated risk. Psychological stress and trauma may also occur as a result of evacuation, loss of property, or prolonged exposure to wildfire conditions.
Impact on Responders	Emergency responders may face heightened safety risks during wildfire events due to exposure to smoke, extreme heat, unstable terrain, and active fire behavior. Extended operations can increase the risk of fatigue, smoke inhalation, and injury. Road closures, damaged infrastructure, and hazardous conditions may limit access and slow response activities.
Continuity of Operations	Wildfires may disrupt government operations through impacts to facilities, power supply, communications systems, and transportation networks. While continuity plans are in place, damage to infrastructure or restricted access may limit an agency's ability to sustain operations during active fire incidents or recovery periods.
Delivery of Services	Wildfires may disrupt the delivery of goods and services due to facility damage, evacuations, road closures, and hazardous air quality. Public services may be reduced or temporarily suspended, and goods, equipment, or facilities may be damaged or destroyed by fire, smoke, or extreme heat.
Property, Facilities, and Infrastructure	Wildfires can damage or completely destroy residential, commercial, agricultural, and public facilities. Power supply systems, communications infrastructure, and transportation networks may be disrupted. Large or fast-moving fires may damage farmland, interrupt rail or bus service, and complicate evacuation and recovery efforts.
Impact on Environment	Wildfires may significantly affect environmental resources through vegetation loss, wildlife habitat destruction, and air pollution. Ash, debris, and burned materials may contaminate soil and water resources, creating longer-term risks to ecosystem health. Fire impacts may also alter soil stability, nutrient cycling, and carbon storage processes.
Economic Conditions	Wildfires may result in substantial response, recovery, and mitigation costs for local governments. Economic impacts may include property loss, disruption of business activity, agricultural losses, and reduced tourism. While some costs may be eligible for federal reimbursement, immediate and long-term fiscal impacts may strain local resources.
Public Confidence in Governance	Public confidence may be influenced by the timeliness, coordination, and effectiveness of wildfire response and recovery actions. Clear communication, evacuation coordination, and visible progress in containment and recovery are critical to maintaining trust across local and state levels of government.

5.15.7 Future Development

Cobb County has experienced sustained population and housing growth over the past two decades, with countywide population increasing by nearly 30% since 2000 and continued growth occurring across most incorporated jurisdictions. Growth has been particularly pronounced in communities such as Acworth, Kennesaw, Powder Springs, Smyrna, and Mableton, resulting in higher population density and a larger concentration of people, housing units, and community assets within the county. As development continues, a growing share of the county's population, housing stock, and critical infrastructure may be exposed to wildfire hazards, particularly where growth occurs adjacent to forested land, parks, stream corridors, and undeveloped open space that can support wildfire spread. This discussion is informed by U.S. Census Bureau population and housing data previously summarized, including decennial counts and planning-level estimates.

Cobb County's development pattern is characterized largely by suburban expansion, infill development, and redevelopment within established service areas. While this pattern supports efficient land use, it may increase wildfire consequences by placing more structures and community lifelines in proximity to burnable vegetation and by increasing the number of residents who could be affected by a single incident. Higher residential density near vegetated buffers can increase ignition potential associated with human activity, complicate evacuation and emergency response, and increase the potential for smoke exposure and short-term displacement, especially during wind-driven fires.

Socioeconomic conditions further influence wildfire vulnerability within the county. Census-based indicators show that a meaningful portion of the population includes older adults, young children, individuals with disabilities, households living below the federal poverty level, and residents who speak a language other than English at home. These populations may face additional challenges receiving warnings, evacuating or sheltering in place, accessing clean air and medical support during smoke events, and recovering after a damaging fire. Where these populations are concentrated, additional targeted outreach, accessible warning and messaging, and preparedness support may be needed to reduce risk.

Housing characteristics and site conditions are also important considerations for wildfire vulnerability. As housing units increase across the county, the total number of structures potentially exposed to ember intrusion, radiant heat, and direct flame contact increases where development occurs near unmanaged vegetation. Building vulnerability can vary based on construction materials and design, the presence of combustible attachments such as decks or fencing, maintenance conditions such as debris in gutters, and the availability of defensible space.

Critical infrastructure investment and redevelopment further influence wildfire risk. Transportation networks, power distribution systems, communications infrastructure, and water and wastewater facilities are concentrated within developed areas and are essential to response and recovery. Wildfires can damage overhead power lines, disrupt communications, reduce water availability for suppression, and block roadways with debris or fallen trees, limiting access for responders and evacuation routes for residents. As population, housing, and infrastructure density increase, the cascading impacts of service outages and transportation disruptions may affect larger numbers of residents and businesses.

Collectively, these trends indicate that continued population growth, increasing housing density, and expansion adjacent to vegetated and forested areas are key drivers of wildfire exposure and potential consequences in Cobb County. These conditions reinforce the importance of sustained mitigation and preparedness efforts, including vegetation management, defensible space practices, Firewise and neighborhood-scale outreach, WUI-aware land use coordination, infrastructure resilience, evacuation planning, and targeted public education.

5.15.8 Mitigation Opportunities

The following table presents examples of potential actions that can be instituted for mitigating the wildfire hazard.

Table 110: Example Wildfire Mitigation Actions

Category	Example Action
Planning and Regulation	Use GIS-based wildfire hazard mapping to support land use planning, zoning decisions, and infrastructure analysis.
	Establish zoning provisions or wildfire overlay districts to identify high-risk areas and define development standards.
	Promote conservation of open space and wildland-urban interface buffer zones to separate development from high-hazard areas.
	Establish guidelines for annexation, service extensions, and new development in wildfire-prone areas.
	Incorporate wildfire mitigation considerations into development review, including access, signage, hydrant placement, water availability, vegetation management, and building standards.
	Require wildfire mitigation planning or site-specific wildfire assessments for large-scale or high-risk developments.
	Encourage adoption of ignition-resistant construction standards through local building codes or development guidelines.
Infrastructure	Promote or require ignition-resistant roofing materials and fire-resistant building materials for new construction and substantial remodels in wildfire-prone areas.
	Enclose building foundations, eaves, and crawlspaces in wildfire-prone areas to reduce ember intrusion.
	Encourage the use of functional shutters, tempered glass, and ember-resistant vents on windows and openings.

Table 110: Example Wildfire Mitigation Actions

Category	Example Action
	Install ignition-resistant roof coverings, sheathing, flashing, vents, and gutters that meet wildfire-resistant standards.
	Protect or properly screen propane tanks and other external fuel sources.
	Require and maintain safe, all-weather access routes for fire apparatus serving neighborhoods and individual properties.
	Coordinate with utilities to improve vegetation management and separation around overhead power lines to reduce ignition risk.
Natural Systems	Implement fuel management practices such as pruning, removal of dead vegetation, selective thinning, and grass height reduction.
	Use prescribed burning, where appropriate and permitted, to reduce fuel loads and improve ecosystem resilience.
	Establish and maintain firebreaks in public wooded areas, parks, and wildland-urban interface zones.
	Develop and maintain a comprehensive vegetation management plan for public lands and rights-of-way.
Education and Outreach	Participate in or promote the Firewise Communities/USA recognition program.
	Provide public access to wildfire hazard mapping tools for residents, developers, and design professionals.
	Conduct public education and awareness workshops for residents, elected officials, developers, and civic groups.
	Organize site visits or tours with local fire officials to highlight wildfire-prone areas and risk reduction strategies.
	Partner with insurance providers, utilities, and community organizations to distribute wildfire safety information.
	Promote defensible space practices, including creation of buffer zones cleared of combustible materials around structures.

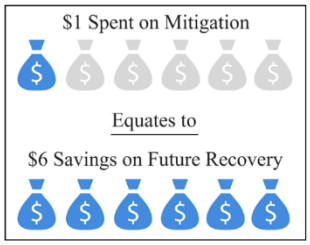
Section 6 – Mitigation Strategy

6.1 Introduction

As part of this planning effort, Cobb County worked to reduce the risk of future impacts from identified hazards affecting residents, businesses, and critical assets throughout the planning area. In an attempt to shape and inform future regulations, ordinances and policy decisions the MPC reviewed, revised, and developed a comprehensive hazard mitigation strategy. This comprehensive strategy includes:

- Goals to guide the selection of activities to mitigate and reduce potential hazard related losses
- A discussion of available funding mechanisms for hazard mitigation projects
- Identification, evaluation, and prioritization of mitigation actions, including consideration of funding sources

Cobb County's mitigation strategy promotes long-term hazard resilience that will have a positive impact on quality-of-life issues. By reducing exposure to hazards and limiting potential impacts, jurisdictions can expect to minimize injuries and loss of life, reduce property damage, and minimize the day-to-day social and economic disruptions associated with hazard events.



According to an analysis by the National Institute of Building Sciences, investments in natural hazard mitigation save an average of six dollars for every dollar spent on federal mitigation grants. This finding underscores the value of a well-defined mitigation strategy by demonstrating that proactive, risk-based mitigation actions can reduce long-term public costs, limit disaster-related losses, and provide measurable economic benefits to communities.

By documenting goals, priorities, and feasible mitigation actions, the mitigation strategy serves as the primary link between the risk assessment, capability assessment, and implementation of mitigation measures. It provides a structured framework for decision-making, helps jurisdictions focus limited resources on the most significant risks, and supports eligibility for state and federal mitigation funding by demonstrating a clear, risk-based approach to hazard mitigation.

6.2 Mitigation Goals

Cobb County, participating jurisdictions, and all stakeholders reviewed the previous LHMP's goals and objectives to determine if they remained viable and valid. During this process, and after a thorough review and discussion with all stakeholders, it was determined that the priorities of the Cobb County in relation to hazard mitigation planning have not changed during the five years of the previous planning cycle. Additionally, and based on discussion with all stakeholders, it was determined that the goals and objectives identified in the previous LHMP remained viable and valid. The following represent the identified goals for the 2026 LHMP:

- **Goal 1:** Reduce the risk to the people and property from the identified hazards in this plan.
- **Goal 2:** Work to protect all vulnerable populations, structures, and critical facilities from the impacts of the identified hazards.
- **Goal 3:** Improve public outreach initiatives to include education, awareness, and partnerships with all entities in order to enhance the understanding identified hazards and hazard mitigation opportunities.
- **Goal 4:** Enhance communication and coordination among all agencies and between agencies and the public.
- **Goal 5:** Reduce life-safety risk and long-term community impacts from High Hazard Potential Dams.

Participants in the LHMP will continuously evaluate these identified goals and objectives against current capabilities and conditions. As part of this process, and where possible, data and feedback from plan stakeholders will be collected and analyzed to help identify gaps, roadblocks, and achievements. Using this information, strategies will be developed to bridge identified gaps, remove identified roadblocks, and celebrate identified successes in achieving the goals of this LHMP. Additionally, when necessary, goals and objectives will be modified, updated, or expanded based on the review process.

6.3 Review and Creation of Hazard Mitigation Actions

Hazard mitigation actions are proactive measures intended to reduce or eliminate the long-term risks and impacts associated with natural and human-made hazards. These actions are designed to minimize damage from hazard events and to support the long-term resilience of communities, infrastructure, and critical services.

As part of this plan update, members of the MPC were provided with a comprehensive list of mitigation actions identified in the previous LHMP and asked to review each action to determine its current status. The status of previously identified mitigation actions was documented using the following definitions:

- **Completed:** The action has been fully implemented.
- **Carried Over:** The action was not initiated during the previous planning cycle.
- **Modified:** The action has been revised to reflect changes in the planning environment, hazard conditions, or jurisdictional priorities.
- **Deleted:** The action has been removed from consideration because the associated hazard is no longer applicable, the action is duplicative, priorities have changed, or the action is programmatic in nature.
- **Ongoing:** The action represents a continuing activity, policy, or capability.

It is important to note that in the previous plan, many mitigation actions were identified at the county level and intended to apply broadly to participating jurisdictions. For this plan update, mitigation actions were reviewed, revised, and reclassified to improve clarity and accountability and to ensure that each participating jurisdiction has identified at least one mitigation action for each applicable hazard. This approach strengthens local ownership of mitigation actions and supports more effective implementation and tracking.

Beyond the review of previously identified mitigation actions, MPC members and stakeholders were provided opportunities to identify and incorporate new actions based on evolving hazard conditions or previously unaddressed needs. When developing new mitigation actions, participating jurisdictions were guided by the January 2013 FEMA publication Mitigation Ideas: A Resource for Reducing Risk to Natural Hazards, which provides a broad range of strategies and best practices applicable to multiple hazard types. This resource offers practical mitigation concepts suitable for communities, local governments, and other stakeholders. In addition, example hazard-specific mitigation actions were presented for each identified hazard in the sections above to support action development.

In developing a mitigation strategy all reasonable and obtainable mitigation actions were considered in support of the LHMP's articulated goals. Mitigation priorities were developed based on past hazard occurrence damage, existing exposure and vulnerability, and weaknesses identified through local capability assessments. In identifying mitigation actions, the following activities were considered:

- The use of applicable building construction standards.
- Hazard avoidance through appropriate land-use practices.
- Relocation, retrofitting, or removal of structures at risk.
- Removal or elimination of the hazard.
- Reduction or limitation of the amount or size of the hazard.
- Segregation of the hazard from that which is to be protected.
- Modification of the basic characteristics of the hazard.
- Control of the rate of release of the hazard.
- Provision of protective systems or equipment for both cyber and physical risks.
- Establishment of hazard warning and communication procedures.
- Redundancy or duplication of essential personnel, critical systems, equipment, and information materials.

In general, all identified mitigation actions were classified under one of the following broad categories:

- **Local plans and regulations:** Actions that create or update plans to reflect situational changes and/or actions that aid in the creation, revision, or adoption of regulations related to hazard mitigation and management.

- **Infrastructure:** Actions that the modification of existing buildings or structures or involve the construction of structures to reduce the impact of hazard.
- **Natural system protection:** Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems.
- **Public education and awareness:** Actions to inform and educate citizens, elected officials, and property owners about the hazards and potential ways to mitigate them.

6.4 Prioritization of Mitigation Actions

The MPC and subject matter experts worked collaboratively to prioritize both previously identified and newly identified hazard mitigation actions. The methodology used to determine mitigation action priorities was based upon the following:

- Review of the updated risk assessments
- Review of revised mitigation goals and objectives
- Review of jurisdictional capabilities

A multi-pronged and flexible analysis method was used for determining and prioritizing mitigation actions. An initial review of previously identified but not completed actions was conducted to ensure that, based on current conditions and capabilities, the actions were still viable. Actions that were considered viable were retained in this plan update, with revisions made as necessary to reflect current conditions.

For identified actions that were retained, and for newly identified actions, the FEMA recommended Social, Technical, Administrative, Political, Legal, Economic, and Environmental (STAPLEE) criteria were used to assist with mitigation action prioritization. The following table details the STAPLEE criteria, which provide a structured method for evaluating feasibility, effectiveness, and community impacts:

Table 111: STAPLEE Review Criteria

Criteria	Discussion	Example Considerations
Social	There should be community acceptance and support for the mitigation action?	Does the action have community acceptance? Will the proposed action adversely affect one segment of the population?
Technical	The proposed mitigation action should be technically feasible and should provide a long-term reduction in losses.	How effective is the action in avoiding or reducing future losses? Does it solve a problem or only a symptom? Does the action create additional problems?
Administrative	Personnel and administrative capabilities should be available to administer all phases of the project.	Are the staffing and administrative capabilities to implement the action in place? Is there someone to coordinate and lead the effort?
Political	Political support for the mitigation action needs to be present.	Is the action politically acceptable? Have political leaders been involved in the planning process? Is there a political champion to help see the project to completion?
Legal	The legal authority to implement the actions need to be in place or possible with the passing of laws or regulations.	Does the legal authority to implement the proposed action exist? Are there potential legal repercussions?
Economic	The current budget (and/or general obligation bonds or other instruments) need to be in place to fully fund the mitigation action.	Do the potential benefits of this action exceed the potential costs? Has funding been secured for the proposed action? What are the potential funding sources (public, non-profit, and private)? How will this action affect the fiscal capability of the community(s)?

Table 111: STAPLEE Review Criteria

Criteria	Discussion	Example Considerations
		Does the action contribute to other community goals, such as capital improvements or economic development?
Environmental	Actions should interface with the need for sustainable and environmentally healthy communities. Also, statutory considerations, such as the National Environmental Policy Act need to considered for federal funds.	How will the action affect the environment? Will the action need environmental regulatory approvals? Will it meet federal, state, and local state regulatory requirements? Are endangered or threatened species likely to be affected?

Based on the prioritization review, the MPC assigned each action the following prioritized ranking:

- **High Priority:** Actions that provide substantial progress towards improving resiliency and are determined as potentially urgent in nature by the MPC. This would include actions that strongly support the reduction of high hazard risks and meet mitigation goals. Additionally, actions in this ranking may have imminent funding availability or strong community support.
- **Medium Priority:** Actions that provide reasonable progress towards improving resiliency and are determined as moderately urgent in nature by the MPC. This would include actions that would lessen impact hazard events, but not eliminate the impact completely.
- **Low Priority:** Actions that provide incremental progress towards improving resiliency and are determined as slightly urgent in nature by the MPC. This would include actions that are generally the responsibility of the local community, actions outside the normal authority of the State, or actions whose cost/benefit analysis returns a low yield.

6.5 Mitigation Action Funding Sources

It is generally recognized that mitigation actions help realize long term savings by preventing future losses due to hazard events. However, many mitigation actions are beyond the budgetary capabilities of a single jurisdiction. This section provides a general description of some of the avenues available to defray the cost of implementing mitigation actions.

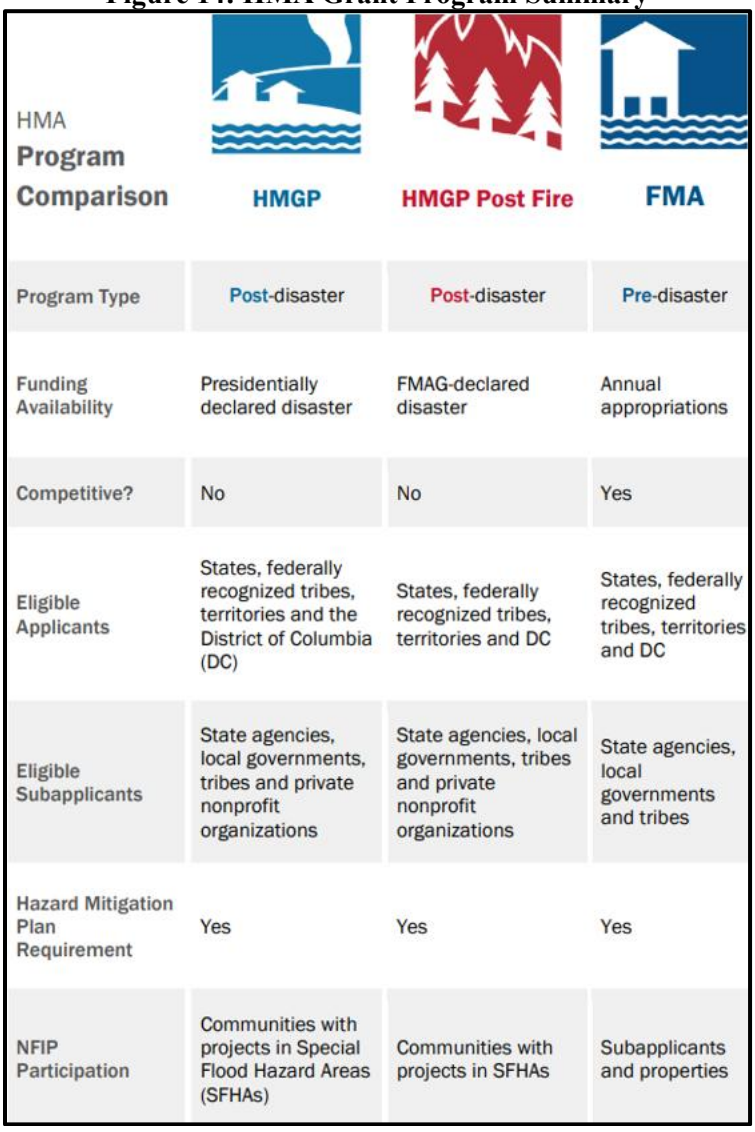
FEMA provides financial assistance to state, local, tribal, and territorial governments, as well as certain private non-profit organizations, to implement projects that help reduce the risk and impact of future disasters. These grant programs are designed to support initiatives aimed at mitigating hazards and improving resilience. The main grant program offered by FEMA for hazard mitigation is the Hazard Mitigation Assistance (HMA) program. The HMA program includes four subprograms, the Hazard Mitigation Grant Program (HMGP), the HMGP Post-Fire, and the Flood Mitigation Assistance (FMA) grant program. Applicants to these grant programs are required to submit project proposals that demonstrate the effectiveness of their proposed mitigation projects. The eligibility criteria, application process, and specific requirements for each program are outlined by FEMA in their guidelines and announcements, which are typically published on FEMA's website.

The following provides a general overview of major grant funding streams:

- **HMGP and HMGP Post Fire:** These programs provide funding to implement long-term mitigation measures following a Presidential disaster declaration, including fire management assistance declarations. Funding may be used to support mitigation projects that align with state, tribal, and local mitigation priorities.
- **FMA Grant Program:** FMA is a competitive grant program that provides funding to states, local communities, federally recognized tribes and territories. Funds can be used for projects that reduce or eliminate the risk of repetitive flood damage to buildings insured by the NFIP. FEMA evaluates applications based on project eligibility, cost-effectiveness, and alignment with mitigation priorities. Participation in the NFIP and adoption of a FEMA-approved hazard mitigation plan are required conditions for receiving FMA funding.

The following figure summarizes HMA grants programs:

Figure 14: HMA Grant Program Summary



HMA Program Comparison	HMGP	HMGP Post Fire	FMA
Program Type	Post-disaster	Post-disaster	Pre-disaster
Funding Availability	Presidentially declared disaster	FMAG-declared disaster	Annual appropriations
Competitive?	No	No	Yes
Eligible Applicants	States, federally recognized tribes, territories and the District of Columbia (DC)	States, federally recognized tribes, territories and DC	States, federally recognized tribes, territories and DC
Eligible Subapplicants	State agencies, local governments, tribes and private nonprofit organizations	State agencies, local governments, tribes and private nonprofit organizations	State agencies, local governments and tribes
Hazard Mitigation Plan Requirement	Yes	Yes	Yes
NFIP Participation	Communities with projects in Special Flood Hazard Areas (SFHAs)	Communities with projects in SFHAs	Subapplicants and properties

Additionally, the following provide available grant funding avenues for hazard mitigation projects:

- **Rehabilitation Of High Hazard Potential Dam (HHPD) Grant Program:** HHPD awards provide technical, planning, design and construction assistance in the form of grants for rehabilitation of eligible high hazard potential dams. A state or territory with an enacted dam safety program, the State Administrative Agency, or an equivalent state agency, is eligible for the grant.
- **Emergency Management Performance Grant:** Program provides state, local, tribal and territorial emergency management agencies with the resources required for implementation of the National Preparedness System and works toward the National Preparedness Goal of a secure and resilient nation. Allowable costs support efforts to build and sustain core capabilities across the prevention, protection, mitigation, response and recovery mission areas.
- **State Homeland Security Program:** Program includes a suite of risk-based grants to assist state, local, tribal and territorial efforts in preventing, protecting against, mitigating, responding to and recovering from acts of terrorism and other threats. This grant provides grantees with the resources required for implementation of the National Preparedness System and working toward the National Preparedness Goal of a secure and resilient nation.

- **Public Assistance Program:** The mission of FEMA's Public Assistance program is to provide assistance to State, Tribal and local governments, and certain types of Private Nonprofit organizations so that communities can quickly respond to and recover from major disasters or emergencies declared by the President. Through the Public Assistance program, FEMA provides supplemental Federal disaster grant assistance for debris removal, emergency protective measures, and the repair, replacement, or restoration of disaster-damaged, publicly owned facilities and the facilities of certain private non-profit organizations. The Public Assistance Program also encourages protection of these damaged facilities from future events by providing assistance for hazard mitigation measures during the recovery process. The Federal share of assistance is not less than 75% of the eligible cost for emergency measures and permanent restoration. The grantee determines how the non-Federal share (up to 25%) is split with the eligible applicants.
- **Individual Assistance Program:** After a disaster, the federal government determines if any county in the state meets the criteria for individual disaster assistance. The decision is based on damage related to the severity and magnitude of the event. When a county receives an Individual Assistance declaration from the President of the United States, anyone who lives in that county can apply for assistance.
- **Small Business Administration Disaster Loans:** The Small Business Administration provides low-interest disaster loans to homeowners, renters, businesses of all sizes, and most private nonprofit organizations. Small Business Administration disaster loans can be used to repair or replace the following items damaged or destroyed in a declared disaster: real estate, personal property, machinery and equipment, and inventory and business assets.
- **The Housing and Urban Development Agency**: Provides flexible grants to help cities, counties, and States recover from Presidentially declared disasters, especially in low-income areas, subject to availability of supplemental appropriations.
- **Community Development Block Grant Program**: This is a flexible program that provides communities with resources to address a wide range of unique community development needs. The program provides annual grants on a formula basis to general units of local government and States.
- **Individual and Households, Other Needs Assistance Program:** This program provides financial assistance to individuals or households who sustain damage or develop serious needs because of a natural or man-made disaster. The funding share is 75% federal funds and 25% state funds. The program provides grants for necessary expenses and serious needs that cannot be provided for by insurance, another federal program, or other source of assistance. The current maximum allowable amount for any one disaster to individuals or families is $25,000. The program gives funds for disaster-related necessary expenses and serious needs, including personal property, transportation, medical and dental, funeral, essential tools, flood insurance, and moving and storage.
- **WUI Grants:** The 10-Year Comprehensive Strategy focuses on assisting people and communities in the WUI to moderate the threat of catastrophic fire through the four broad goals of improving prevention and suppression, reducing hazardous fuels, restoring fire-adapted ecosystems, and promoting community assistance. The WUI Grant may be used to apply for financial assistance towards hazardous fuels and educational projects within the four goals of: improved prevention, reduction of hazardous fuels, restoration of fire-adapted ecosystems and promotion of community assistance.

Small and impoverished communities that receive grants may receive a federal cost share of up to 90% of the total amount approved under the grant award. As defined in 44 CFR 201.2, a small and impoverished community is:

- A community of 3,000 or fewer individuals that is identified by the State as a rural community
- Is not a remote area within the corporate boundaries of a larger city
- Is economically disadvantaged, by having an average per capita annual income of residents not exceeding 80% of national, per capita income
- The local unemployment rate exceeds by one percentage point or more, the most recently reported, average yearly national unemployment rate
- Any other factors identified in the State Plan in which the community is located

No jurisdictions in Cobb County have been classified as small and impoverished.

6.6 Previously Identified Jurisdictional Mitigation Actions

Previously identified hazard mitigation actions were reviewed by the appropriate jurisdictions to determine the current status of each action. The status of these actions reflects whether the action has been completed, carried forward into this plan update, revised to reflect current conditions, or removed from further consideration. As part of this update, each retained action was also assigned a new identification number to align with the numbering system used in this LHMP.

It is important to note that in the previous plan, many mitigation actions were identified at the county level and intended to apply broadly to participating jurisdictions. For this plan update, mitigation actions were reviewed, revised, and reclassified to improve clarity and accountability and to ensure that each participating jurisdiction has identified at least one mitigation action for each applicable hazard. This approach strengthens local ownership of mitigation actions and supports more effective implementation and tracking.

The following tables summarize the status of previously identified mitigation actions. Actions that were carried over or identified as ongoing have been assigned new action numbers for this plan update, as noted in the table:

Table 112: Cobb County Previous Plan Hazard Mitigation Actions

Previous LHMP Number	Cobb County New Number	Description	Current Status
Cobb 1	Cobb County-9	Continue to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	On-going, modified
Cobb 3	Cobb County-10	Review manpower or additional personnel that can monitor and report on non-compliance of private property storm water dentition areas.	On-going
Cobb 4	Cobb County-11	Continue to review all structures remaining within possible floodplain areas and present options or alternative solutions involved with elevational changes. Provide citizens with information on findings.	On-going
Cobb 5	Cobb County-16	Provide NOAA / NWS radios to the individuals in Cobb County who are identified as vulnerable populations.	On-going
Cobb 7	Cobb County-12	Build out identified land lots within existing floodplain areas to accommodate rising water flow and reduce downstream flow rates.	On-going
Cobb 8	Cobb County-19	Upgrade and expand warning siren network throughout the county, especially in currently underserved areas.	Carried over, modified
Cobb 9	Cobb County-13	Review to determine if there are more tributaries that can be monitored by gauges and/or if gauges upstream but outside Cobb County can be added to Cobb County's monitoring capabilities.	On-going
Cobb 11	Cobb County-17	Install surge protectors on electronic equipment in county facilities.	Carried over, modified
Cobb 12	Cobb County-5	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current fixtures with low flow fixtures.	On-going, modified
Cobb 18	Cobb County-1	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	Carried over, modified
Cobb 22	Cobb County-8	Identify and prepare county building for usage as heat/cold shelters.	On-going, modified
Cobb 23	Cobb County-14	Participate in and possibility host higher level, professional Floodplain Management trainings.	Carried over, lack of funding
Cobb 26	Cobb County-2	Conduct regular hazard mitigation information programs for all citizens.	On-going, modified

Table 112: Cobb County Previous Plan Hazard Mitigation Actions

Previous LHMP Number	Cobb County New Number	Description	Current Status
Cobb 2	-	Cobb County Stormwater in collaboration with Cobb County EMA will continue the acquisition of vacant/non-structured land in Cobb County that is in the floodplain.	Deleted, duplicative
Cobb 6	-	Cobb County Stormwater in collaboration with CEMA are continuing to promote floodplain mapping which included updates/enhancement using GIS. Continued to perform studies of hypothetical dam failures and inundation mapping.	Deleted, duplicative
Cobb 13	-	Conduct a vulnerability study along major corridors where hazardous materials are transported or stored in review of risk and implications to determine possible mitigation needs.	Deleted, hazard not considered
Cobb 14	-	Continue to Assess current resource requirements of the Cobb HAZMAT Team and fire and emergency services in general.	Deleted, hazard not considered
Cobb 15	-	Educate citizens and farm owners in the County about the potential negative effects that arise from extended drought conditions.	Deleted, duplicative
Cobb 16	-	Continue to fund ongoing HAZMAT training to help maintain the required skills, knowledge, and abilities of the Cobb HAZMAT Response Team.	Deleted, hazard not considered
Cobb 19	-	Annually review and update the county's LEOP to ensure compliance with GEMA requirements	Deleted, programmatic
Cobb 20	-	All jurisdictions review the Hazard Mitigation Plan at least annually to ensure implementation of the mitigation projects addressed in the 2021 plan update.	Deleted, programmatic
Cobb 21	-	Annually review and update the county's COOP to ensure compliance	Deleted, programmatic
Cobb 24	-	Utilize the existing FEMA educational programs to teach targeted vulnerable populations not able to participate in the mainstream awareness processes already in place.	Deleted, duplicative
Cobb 27	-	Provide a document as a handout for citizens in the planning area to walk away from a meeting with information on flood mitigation by use of elevational enhancement.	Deleted, duplicative

6.7 Completed Mitigation Actions

Cobb County and all participating jurisdictions remain committed to investigating and obtaining all available grant funding for the completion of hazard mitigation projects. Since the completion of the previous LHMP, the following mitigation actions have been completed:

Table 113: Cobb County Previous Plan Hazard Mitigation Actions

Previous Action Number	Description	Status
Cobb 10	Review all basins; active and non, to determine if there are any areas where flow regulation, overflow control or other mitigation structures can be applied for dispersing heavy flow, especially in the Therefore, that program was halted after building structures in the Noonday Creek watershed (Chastain Meadows and Mark Ave).	Complete
Cobb 17	Cobb County Stormwater is working has been working the Mobile District of the Corps of Engineers on the Butler Creek Watershed Aquatic Ecosystem Restoration project since 1999. Over the past year the Corp have started geotechnical studies to perform their final design on 9 projects along Butler Creek which include streambank armoring and detention ponds. Uncertain right now whether any of these will go to construction.	Complete
Cobb 25	Locate and identify safe rooms in all county facilities for sheltering in of the public and county personnel.	Complete

Since the completion of the previous LHMP in 2021, and as of the completion of this plan update, neither Cobb County nor participating jurisdictions have received FEMA hazard mitigation grant funding (HMGP, BRIC, PDM, FMAG).

6.8 Jurisdictional Mitigation Actions

To support the mitigation goals identified in this LHMP, Cobb County and all participating jurisdictions identified a comprehensive range mitigation projects and activities. The selected set reflects an all-hazards approach to mitigation while simultaneously addressing specific hazards profiled in this LHMP. Mitigation actions were selected based on their potential to reduce risk to life and property, with an emphasis on ease of implementation, community and agency support, consistency with local jurisdictions' plans and capabilities, available funding, and jurisdictional vulnerability.

The strategy for development and revision of hazard mitigation actions in this LHMP allows a more tailored approach to mitigation planning, ensuring that communities address the hazards most relevant to their circumstances while also acknowledging that not all hazards may be equally significant across different areas. It promotes a more efficient use of resources by focusing efforts on mitigating the most pressing risks faced by each community.

For each identified action, the following applies:

- New actions that have been added to this plan update are identified as such.
- Some actions have been reassigned or reclassified. In these cases, not all information is provided under the original listing, rather the newly assigned responsible entity has been given the opportunity to detail the requested information.
- All mitigation action information was provided by jurisdiction officials through outreach from the MPC.

The following table provides a mitigation action cross check for each participating jurisdiction.

Table 114: Participating Jurisdiction Mitigation Action Cross Check

Jurisdiction	All Hazard	Dam Failure	Drought	Extreme Heat	Flood	Severe Weather	Severe Winter Weather	Tornado	Wildfire
Cobb County	1,2	3,4	5,6,7	8	9-15	16-20	8,21,22	18,19,20	23,24,25
Acworth	1-4	5,6	7,8	9	10-13	14,15,16	9,17,18	14,15,16	16,19,20
Austell	1-4	5,6	7,8	9	10-13	14,15,16	9,17,18	14,15,16	16,19,20
Kennesaw	1-4	5,6	7,8	9	10-13	14,15	9,16	14,15	15,17,18
Mableton	1-4	5,6	7,8	9	10-13	14,15,16	9,17,18	14,15,16	16,19,20
Marietta	1-4	5,6	7,8	9	10-13	14,15,16	9,17,18	14,15,16	16,19,20
Powder Springs	1-4	5,6	7	8	9-12	13,14,15,16	16,17,18	13,14,15,16	15,19, 20
Smyrna	1-4	5,6	7,8	9	10-13	14,15,16	9,17,18	14,15,16	16,19,20

The following tables identify mitigation action items for each participating jurisdiction, along with the following information:

- Hazard addressed
- Responsible party
- Overall priority
- Goal(s) addressed
- Estimated cost
- Potential funding source
- Proposed completion timeframe
- Current status

It is important to note that when assigning a responsible party for these actions some participating jurisdictions have limited staff and departments. As such, the overall assignment has been given to the highest-ranking employee or overarching department.

Table 115: Cobb County Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Cobb County 1	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	Cobb County Emergency Manager, Cobb County Facilities Director	Low	1,2	Location dependent	County General Fund, HMGP	Ten years	Carried over, modified
Cobb County 2	Conduct regular hazard mitigation information programs for all citizens.	All hazards	Cobb County Emergency Manager	Low	3,4	Staff Time and Resources		Continuous	On-going, modified
Cobb County 3	Obtain current EAPs and owner permission to use operational inundation products, digitize polygons, intersect with parcels, building footprints, and critical facilities, identify named roads and crossings, set clear notification triggers tied to reservoir level or observed conditions, load products to EMA and 911 for alerts and road closure lists	Dam Failure	Cobb County Emergency Manager	High	1,2,5	Staff Time and Resources	County General Fund	Five years	New
Cobb County 4	Confirm HHPD deficiencies relative to state standards, develop concept scopes and schedules, prepare grant-ready packages for FEMA HHPD or HMGP, coordinate detours and utility protections for construction, and track benefits to downstream residents and critical facilities	Dam Failure	Cobb County Emergency Manager	High	1,2,5	Per location cost	HHPD, HMGP, County General Fund	Five years	New

Table 115: Cobb County Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Cobb County 5	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current fixtures with low flow fixtures.	Drought	Cobb Water Manager, Cobb County Emergency Manager, Cobb County Communication Director	Low	3,4	Staff Time and Resources	City/County Budget	Continuous	On-going, modified
Cobb County 6	Conduct a native, low water planting program for all jurisdictional owned facilities.	Drought	Cobb County Facilities Director	Low	1,2	$5,000 - $50,000 per location	HMGP, General fund	Five years	New
Cobb County 7	Continue to install water smart fixtures at all county owned and operated facilities.	Drought	Cobb County Facilities Director	Low	1,2	$5,000 - $20,000 per location	HMGP, General fund	Five years	New
Cobb County 8	Identify and prepare county building for usage as heat/cold shelters.	Extreme Heat, Severe Winter Weather	Cobb County Emergency Manager, Cobb County Parks and Recreation Director, Cobb County Community Development Director	Low	1,2	Staff Time and Resources	County General Fund	Continuous	On-going, modified
Cobb County 9	Continue to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	Cobb County Emergency Manager, NFIP Administrator, Cobb County Stormwater Director	Medium	1,2	Per location cost	County General Fund, FMA, HMGP	Continuous	On-going, modified
Cobb County 10	Review manpower or additional personnel that can monitor and report on non-compliance of	Flood	Cobb County Stormwater Director	Medium	1,2,3,4	Staff Time and Resources	County General Fund	Continuous	On-going

Table 115: Cobb County Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	private property storm water dentition areas.								
Cobb County 11	Continue to review all structures remaining within possible floodplain areas and present options or alternative solutions involved with elevational changes. Provide citizens with information on findings.	Flood	Cobb County Stormwater Director	Medium	1,2,3	$25,000	Cobb Water System Budget, HMGP	Continuous	On-going
Cobb County 12	Build out identified land lots within existing floodplain areas to accommodate rising water flow and reduce downstream flow rates.	Flood	Cobb County Stormwater Director	Medium	1,2	Per location cost	Cobb Water System Budget, FMA, HMGP	Five years	On-going
Cobb County 13	Review to determine if there are more tributaries that can be monitored by gauges and/or if gauges upstream but outside Cobb County can be added to Cobb County's monitoring capabilities.	Flood	Cobb County Stormwater Director	Low	1,2	Staff Time and Resources	Cobb Water System Budget	Continuous	On-going
Cobb County 14	Participate in and possibility host higher level, professional Floodplain Management trainings.	Flood	Cobb County Stormwater Director	Low	3,4	Staff Time and Resources	County General Fund	Three years	Carried over, lack of funding
Cobb County 15	Continue to participate in, and enforce provisions of, the NFIP and CRS programs and advertise availability.	Flood	NFIP Administrator	High	1, 2,3	Staff time	General fund	On-going	New
Cobb County 16	Provide NOAA / NWS radios to the individuals	Severe Weather	Cobb County Fire Chief and	Medium	1,2,3	$50,000	County General	Three years	On-going

Table 115: Cobb County Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	in Cobb County who are identified as vulnerable populations.		American Red Cross Director				Fund, HMGP		
Cobb County 17	Install surge protectors on electronic equipment in county facilities.	Severe Weather	Cobb County Facilities Director	Low	1,2	$5,000,000	County General Fund, HMGP	Ten years	Carried over, modified
Cobb County 18	Purchase protective window film for all county facilities to reduce the risk of airborne debris injuries.	Severe Weather, Tornado	Cobb County Emergency Manager	Low	1,2	Facility size dependent	County General Fund, HMGP	Ten years	New
Cobb County 19	Upgrade and expand warning siren network throughout the county, especially in currently underserved areas.	Severe Weather, Tornado	Cobb County Emergency Manager	Medium	1,2,3,4	Location and size dependent	County General Fund, HMGP	Ten years	Carried over, modified
Cobb County 20	Construct community safe rooms throughout the county to required building standards	Severe Weather, Tornado	Cobb County Emergency Manager	Medium	1,2	$1,000,000 per facility	County General Fund, HMGP	Ten years	New
Cobb County 21	Purchase the equipment necessary to efficiently remove snow and ice from county roads.	Severe Winter Weather	Cobb County Emergency Manager, Cobb County Road Department Director	Low	1,2	$2,750,000	HMGP, County General Fund	Five years	New
Cobb County 22	Continue to support tree trimming to prevent limb breakage and for safeguarding nearby utility lines.	Severe Winter Weather	Cobb County Emergency Manager	Low	1,2	Staff Time and Resources	County General Fund	Continuous	On-going
Cobb County 23	Become a Firewise community.	Wildfire	Fire Chief, Cobb County Emergency Manager	Low	1,2,3,4	Staff time	County General Fund	Three years	New

Table 115: Cobb County Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Cobb County 24	Create and maintain defensible space buffers at all county facilities	Wildfire	Fire Chief, Cobb County Public Works Director	High	1,2	Facility size dependent	County General Fund, HMGP-Post Fire	Continuous	New
Cobb County 25	Develop the Cobb County Community Wildfire Protection Plan.	Wildfire	Cobb County Emergency Manager, Fire Chief	Low	1,2,3,4	Staff time, $35,000	County General Fund, HMGP-Post Fire	Five years	New

Table 116: Acworth Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Acworth 1	Using GIS, identify the vulnerable buildings, infrastructure, residents and critical facilities in known hazard areas.	All hazards	City Manager, GIS Director	High	1,2,3,4	Staff time	City General Fund	Continuous	Ongoing
Acworth 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	City Manager, Facilities Director	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	Complete
Acworth 3	Conduct regular hazard mitigation information programs for all citizens.	All hazards	City Manager, Marketing Manager	High	1,2,3	Staff time	City General Fund	Continuous	Ongoing
Acworth 4	Continued to enforce codes and ordinances that limit construction on hazard prone areas.	All hazards	GIS/Building Svc/Code Director, P/Z/E Director, City Manager	High	1,2,3,4	Staff time	City General Fund	Continuous	Ongoing
Acworth 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas.	Dam Failure	Deputy City Manager, Operations, City Manager	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Acworth 6	Post notification and evacuation information signs in identified dam failure inundation areas.	Dam Failure	Marketing Manager, City Manager	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	Ongoing
Acworth 7	Conduct a native, low water planting program for all jurisdictional owned facilities.	Drought	Public Works Director	Low	1,3	$5,000 - $50,000 per location	HMGP, City General Fund	Five years	New
Acworth 8	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current	Drought	Public Works Director	Low	1,3	Volunteers and staff time	City General Fund	Five years	New

Table 116: Acworth Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	fixtures with low flow fixtures.								
Acworth 9	Identify and prepare city buildings for usage as heat/cold shelters.	Extreme heat, severe winter weather	Public Works Director	Low	1, 2	$2,000 per facility	City General Fund	Continuous	Ongoing
Acworth 10	Continue to participate in, and enforce provisions of, the NFIP and advertise availability.	Flood	NFIP Administrator	High	1, 2,3	Staff time	City General Fund	On-going	New
Acworth 11	Encourage the use of porous pavement, vegetative buffers, and islands in new developments and in new or reconstructed large parking areas.	Flood	City Manager, GIS/Building/Code Director, P/Z/E Director	High	1,2	Staff time	City General Fund	Continuous	Ongoing
Acworth 12	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	City Manager, NFIP Administrator	Medium	1,2,3	Staff time, acquisition cost is property dependent	HMGP, City General Fund	Ten years	New
Acworth 13	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	City Manager, Public Works Director	High	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	Ongoing
Acworth 14	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	City Manager	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Acworth 15	Construct community safe rooms throughout the city to required building standards	Severe weather, tornado	City Manager	Medium	1,2	$1,500,000 per facility (size dependent)	HMGP, City General Fund	Ten years	New

Table 116: Acworth Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Acworth 16	Install high wind, hail, and fire-resistant roofing on all jurisdictional facilities.	Severe weather, tornado, wildfire	City Manager,	High	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New
Acworth 17	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	City Manager, Public Works Director	Low	1,2	$750,000	HMGP, City General Fund	Five years	Ongoing
Acworth 18	Upgrade insulation on water infrastructure in city facilities.	Severe winter weather	City Manager, Facilities Assistant Director	Low	1,2	Location dependent	City General Fund	Continuous	Ongoing
Acworth 19	Become a Firewise community.	Wildfire	City Manager	Low	1,2,3,4	Staff time	City General Fund	Three years	New
Acworth 20	Create and maintain defensible space buffers at all city facilities.	Wildfire	City Manager, Public Works Director	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Table 117: Austell Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Austell 1	Using GIS, identify the vulnerable buildings, infrastructure, residents and critical facilities in known hazard areas.	All hazards	City Manager, GIS Director	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Austell 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	City Manager, Facilities Director	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	New
Austell 3	Conduct regular hazard mitigation information programs for all citizens.	All hazards	City Manager	High	1,2,3	Staff time	City General Fund	Continuous	New
Austell 4	Continued to enforce codes and ordinances that limit construction on hazard prone areas.	All hazards	Building Department Director, City Manager	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Austell 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Austell 6	Post notification and evacuation information signs in identified dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	New
Austell 7	Conduct a native, low water planting program for all jurisdictional owned facilities.	Drought	Facilities Director	Low	1,3	$5,000 - $50,000 per location	HMGP, City General Fund	Five years	New
Austell 8	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current	Drought	City Managers	Low	1,3	Volunteers and staff time	City General Fund	Five years	New

Table 117: Austell Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	fixtures with low flow fixtures.								
Austell 9	Identify and prepare city buildings for usage as heat/cold shelters.	Extreme heat, severe winter weather	Facilities Director	Low	1, 2	$2,000 per facility	City General Fund	Continuous	New
Austell 10	Continue to participate in, and enforce provisions of, the NFIP and CRS programs and advertise availability.	Flood	NFIP Administrator	High	1, 2,3	Staff time	City General Fund	On-going	New
Austell 11	Encourage the use of porous pavement, vegetative buffers, and islands in new developments and in new or reconstructed large parking areas.	Flood	City Manager, NFIP Administrator	High	1,2	Staff time	City General Fund	Continuous	New
Austell 12	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	City Manager, NFIP Administrator	Medium	1,2,3	Staff time, acquisition cost is property dependent	HMGP, City General Fund	Ten years	New
Austell 13	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	City Manager, NFIP Administrator	High	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	New
Austell 14	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	City Manager	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Austell 15	Construct community safe rooms throughout the city to required building standards	Severe weather, tornado	City Manager	Medium	1,2	$1,500,000 per facility (size dependent)	HMGP, City General Fund	Ten years	New

Table 117: Austell Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Austell 16	Install high wind, hail, and fire-resistant roofing on all jurisdictional facilities.	Severe weather, tornado, wildfire	City Manager,	High	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New
Austell 17	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	City Manager, Road Department Director	Low	1,2	$750,000	HMGP, City General Fund	Five years	New
Austell 18	Upgrade insulation on water infrastructure in city facilities.	Severe winter weather	City Manager	Low	1,2	Location dependent	City General Fund	Continuous	New
Austell 19	Become a Firewise community.	Wildfire	City Manager	Low	1,2,3,4	Staff time	City General Fund	Three years	New
Austell 20	Create and maintain defensible space buffers at all city facilities.	Wildfire	Facilities Director, Public Works Director	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Table 118: Kennesaw Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Kennesaw 1	Using GIS, identify vulnerable buildings, infrastructure, residential areas and critical facilities in known hazard areas	All hazards	GIS Manager	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Kennesaw 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems	All hazards	Facilities Director	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	New
Kennesaw 3	Conduct regular hazard mitigation information programs for all citizens	All hazards	City Manager	High	1,2,3	Staff time	City General Fund	Continuous	New
Kennesaw 4	Continued to enforce codes and ordinances that limit construction in hazard prone areas	All hazards	Building Services and Planning & Zoning Directors	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Kennesaw 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas	Dam Failure	Public Works Director	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Kennesaw 6	Post notification and evacuation information signs in identified dam failure inundation areas	Dam Failure	Public Works Director	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	New
Kennesaw 7	Conduct a native, low water planting program for all jurisdictional owned facilities	Drought	Public Works and Facilities Directors	Low	1,3	$5,000 - $50,000 per location	HMGP, City General Fund	Five years	New
Kennesaw 8	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and	Drought	City Manager	Low	1,3	Staff time	City General Fund	Five years	New

Table 118: Kennesaw Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	of replacing current fixtures with low flow fixtures								
Kennesaw 9	Identify and prepare city buildings for use as heat/cold shelters	Extreme heat, severe winter weather	Facilities and Parks & Recreation Directors	Low	1, 2	$5,000 per facility	City General Fund	Continuous	New
Kennesaw 10	Continue to participate in, and enforce provisions of, the NFIP and advertise availability	Flood	City Manager, NFIP Administrator	High	1, 2,3	Staff time	City General Fund	On-going	New
Kennesaw 11	Encourage the use of porous pavement, vegetative buffers, and islands in new developments and in new or reconstructed large parking areas	Flood	Public Works Director	High	1,2	Staff time	City General Fund	Continuous	New
Kennesaw 12	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners	Flood	Public Works and Planning & Zoning Directors	Low	1,2,3	Staff time, acquisition costs as applicable	HMGP, City General Fund	Ten years	New
Kennesaw 13	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	Public Works Director	High	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	New
Kennesaw 14	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	Facilities Director	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Kennesaw 15	Install high wind, hail, and fire-resistant roofing on all new jurisdictional facilities.	Severe weather, tornado, wildfire	Facilities Director	Low	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New

Table 118: Kennesaw Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Kennesaw 16	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	Public Works Director	Medium	1,2	$750,000	HMGP, City General Fund	Five years	New
Kennesaw 17	Partner with Cobb County to become a Firewise community.	Wildfire	City Manager	Low	1,2,3,4	Staff time	City General Fund	Five years	New
Kennesaw 18	Create and maintain defensible space buffers at all city facilities.	Wildfire	Facilities Director, Public Works Director	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Table 119: Mableton Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Mableton 1	Using GIS, identify the vulnerable buildings, infrastructure, residents and critical facilities in known hazard areas.	All hazards	City Manager, GIS Director	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Mableton 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	City Manager, Facilities Director	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	New
Mableton 3	Conduct regular hazard mitigation information programs for all citizens.	All hazards	City Manager	High	1,2,3	Staff time	City General Fund	Continuous	New
Mableton 4	Continued to enforce codes and ordinances that limit construction on hazard prone areas.	All hazards	Building Department Director, City Manager	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Mableton 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Mableton 6	Post notification and evacuation information signs in identified dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	New
Mableton 7	Conduct a native, low water planting program for all jurisdictional owned facilities.	Drought	Facilities Director	Low	1,3	$5,000 - $50,000 per location	HMGP, City General Fund	Five years	New
Mableton 8	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current	Drought	City Managers	Low	1,3	Volunteers and staff time	City General Fund	Five years	New

Table 119: Mableton Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	fixtures with low flow fixtures.								
Mableton 9	Identify and prepare city buildings for usage as heat/cold shelters.	Extreme heat, severe winter weather	Facilities Director	Low	1, 2	$2,000 per facility	City General Fund	Continuous	New
Mableton 10	Participate in the NFIP and CRS programs and advertise availability.	Flood	NFIP Administrator	High	1, 2,3	Staff time	City General Fund	Two years	New
Mableton 11	Encourage the use of porous pavement, vegetative buffers, and islands in new developments and in new or reconstructed large parking areas.	Flood	City Manager, NFIP Administrator	High	1,2	Staff time	City General Fund	Continuous	New
Mableton 12	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	City Manager, NFIP Administrator	Medium	1,2,3	Staff time, acquisition cost is property dependent	HMGP, City General Fund	Ten years	New
Mableton 13	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	City Manager, NFIP Administrator	High	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	New
Mableton 14	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	City Manager	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Mableton 15	Construct community safe rooms throughout the city to required building standards	Severe weather, tornado	City Manager	Medium	1,2	$1,500,000 per facility (size dependent)	HMGP, City General Fund	Ten years	New
Mableton 16	Install high wind, hail, and fire-resistant roofing on all jurisdictional facilities.	Severe weather, tornado, wildfire	City Manager,	High	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New

Table 119: Mableton Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Mableton 17	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	City Manager, Road Department Director	Low	1,2	$750,000	HMGP, City General Fund	Five years	New
Mableton 18	Upgrade insulation on water infrastructure in city facilities.	Severe winter weather	City Manager	Low	1,2	Location dependent	City General Fund	Continuous	New
Mableton 19	Become a Firewise community.	Wildfire	City Manager	Low	1,2,3,4	Staff time	City General Fund	Three years	New
Mableton 20	Create and maintain defensible space buffers at all city facilities.	Wildfire	Facilities Director, Public Works Director	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Table 120: Marietta Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Marietta 1	Using GIS, identify the vulnerable buildings, infrastructure, residents and critical facilities in known hazard areas.	All hazards	City Manager, GIS Director	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Marietta 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	City Manager, Facilities Director	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	New
Marietta 3	Conduct regular hazard mitigation information programs for all citizens.	All hazards	City Manager	High	1,2,3	Staff time	City General Fund	Continuous	New
Marietta 4	Continued to enforce codes and ordinances that limit construction on hazard prone areas.	All hazards	Building Department Director, City Manager	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Marietta 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Marietta 6	Post notification and evacuation information signs in identified dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	New
Marietta 7	Conduct a native, low water planting program for all jurisdictional owned facilities.	Drought	Facilities Director	Low	1,3	$5,000 - $50,000 per location	HMGP, City General Fund	Five years	New
Marietta 8	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current	Drought	City Managers	Low	1,3	Volunteers and staff time	City General Fund	Five years	New

Table 120: Marietta Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	fixtures with low flow fixtures.								
Marietta 9	Identify and prepare city buildings for usage as heat/cold shelters.	Extreme heat, severe winter weather	Facilities Director	Low	1, 2	$2,000 per facility	City General Fund	Continuous	New
Marietta 10	Continue to participate in, and enforce provisions of, the NFIP and CRS programs and advertise availability.	Flood	NFIP Administrator	High	1, 2,3	Staff time	City General Fund	On-going	New
Marietta 11	Encourage the use of porous pavement, vegetative buffers, and islands in new developments and in new or reconstructed large parking areas.	Flood	City Manager, NFIP Administrator	High	1,2	Staff time	City General Fund	Continuous	New
Marietta 12	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	City Manager, NFIP Administrator	Medium	1,2,3	Staff time, acquisition cost is property dependent	HMGP, City General Fund	Ten years	New
Marietta 13	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	City Manager, NFIP Administrator	High	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	New
Marietta 14	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	City Manager	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Marietta 15	Construct community safe rooms throughout the city to required building standards	Severe weather, tornado	City Manager	Medium	1,2	$1,500,000 per facility (size dependent)	HMGP, City General Fund	Ten years	New

Table 120: Marietta Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Marietta 16	Install high wind, hail, and fire-resistant roofing on all jurisdictional facilities.	Severe weather, tornado, wildfire	City Manager,	High	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New
Marietta 17	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	City Manager, Road Department Director	Low	1,2	$750,000	HMGP, City General Fund	Five years	New
Marietta 18	Upgrade insulation on water infrastructure in city facilities.	Severe winter weather	City Manager	Low	1,2	Location dependent	City General Fund	Continuous	New
Marietta 19	Become a Firewise community.	Wildfire	City Manager	Low	1,2,3,4	Staff time	City General Fund	Three years	New
Marietta 20	Create and maintain defensible space buffers at all city facilities.	Wildfire	Facilities Director, Public Works Director	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Table 121: Powder Springs Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Powder Springs 1	Using GIS, identify the vulnerable buildings, infrastructure, residents and critical facilities in known hazard areas.	All hazards	City Manager, Community Development Director, Subject Matter Staff	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Powder Springs 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	City Manager, Community Development Director, Subject Matter Staff	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	New
Powder Springs 3	Conduct regular hazard mitigation information programs for all citizens.	All hazards	City Manager, Community Development Director, Subject Matter Staff	High	1,2,3	Staff time	City General Fund	Continuous	New
Powder Springs 4	Continued to enforce codes and ordinances that limit construction on hazard prone areas.	All hazards	City Manager, Community Development Director, Subject Matter Staff	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Powder Springs 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas.	Dam Failure	City Manager, Community Development Director, Subject Matter Staff	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Powder Springs 6	Post notification and evacuation information signs in identified dam failure inundation areas.	Dam Failure	City Manager, Community Development Director, Subject Matter Staff	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	New
Powder Springs 7	Complete education campaign for citizens on	Drought	City Manager, Community	Low	1,3	Volunteers and staff time	City General Fund	Five years	New

Table 121: Powder Springs Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current fixtures with low flow fixtures.		Development Director, Subject Matter Staff						
Powder Springs 8	Develop and implement public outreach programs on extreme heat risks, protective actions, and available community resource.	Extreme Heat	City Manager, Community Development Director, Subject Matter Staff	Low	1,2,3	Staff Time	City General Fund	Five Years	New
Powder Springs 9	Continue to participate in, and enforce provisions of, the NFIP and CRS programs and advertise availability.	Flood	City Manager, Community Development Director, Subject Matter Staff	High	1, 2,3	Staff time	City General Fund	On-going	New
Powder Springs 10	Encourage the use of porous pavements, grass pavers, vegetative swales, and bioretention in new developments and in new or reconstructed large parking areas.	Flood	City Manager, Community Development Director, Subject Matter Staff	High	1,2	Staff time	City General Fund	Continuous	New
Powder Springs 11	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	City Manager, Community Development Director, Subject Matter Staff	Medium	1,2,3	Staff time, acquisition cost is property dependent	HMGP, City General Fund	Ten years	New
Powder Springs 12	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	City Manager, Community Development Director,	Low	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	New

Table 121: Powder Springs Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
			Subject Matter Staff						
Powder Springs 13	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	City Manager, Community Development Director, Subject Matter Staff	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Powder Springs 14	Construct community safe rooms throughout the city to required building standards	Severe weather, tornado	City Manager, Community Development Director, Subject Matter Staff	Low	1,2	$1,500,000 per facility (size dependent)	HMGP, City General Fund	Ten years	New
Powder Springs 15	Install high wind, hail, and fire-resistant roofing on all jurisdictional facilities.	Severe weather, tornado, wildfire	City Manager, Community Development Director, Subject Matter Staff	High	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New
Powder Springs 16	Provide weather radios to vulnerable populations	Severe weather, severe winter weather, tornado	City Manager, Community Development Director, Subject Matter Staff	Medium	1,2,3,4	$46,000	HMGP, City General Fund	Five Years	New
Powder Springs 17	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	City Manager, Community Development Director, Subject Matter Staff	Low	1,2	$750,000	HMGP, City General Fund	Five years	New
Powder Springs 18	Upgrade insulation on water infrastructure in city facilities.	Severe winter weather	City Manager, Community Development Director,	Low	1,2	Location dependent	City General Fund	Continuous	New

Table 121: Powder Springs Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
			Subject Matter Staff						
Powder Springs 19	Encourage neighborhoods and small areas in the City to pursue Firewise Community designation.	Wildfire	City Manager, Community Development Director, Subject Matter Staff	Low	1,2,3,4	Staff time	City General Fund	Three years	New
Powder Springs 20	Create and maintain defensible space buffers at all city facilities.	Wildfire	City Manager, Community Development Director, Subject Matter Staff	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Table 122: Smyrna Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Smyrna 1	Using GIS, identify the vulnerable buildings, infrastructure, residents and critical facilities in known hazard areas.	All hazards	City Manager, GIS Director	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Smyrna 2	Purchase and install critical facility backup generators in conjunction with hardening existing electrical systems.	All hazards	City Manager, Facilities Director	High	1,2	$10,000 to $50,000 per location	HMGP, City General Fund	Ten years	New
Smyrna 3	Conduct regular hazard mitigation information programs for all citizens.	All hazards	City Manager	High	1,2,3	Staff time	City General Fund	Continuous	New
Smyrna 4	Continued to enforce codes and ordinances that limit construction on hazard prone areas.	All hazards	Building Department Director, City Manager	High	1,2,3,4	Staff time	City General Fund	Continuous	New
Smyrna 5	Work with Cobb County to identify all structures and infrastructure within potential dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,4,5	Staff time	City General Fund	Five years	New
Smyrna 6	Post notification and evacuation information signs in identified dam failure inundation areas.	Dam Failure	IT Director, City Manager	Medium	1,2,3,4,5	Staff time, $5,000 per location	City General Fund	Five years	New
Smyrna 7	Conduct a native, low water planting program for all jurisdictional owned facilities.	Drought	Facilities Director	Low	1,3	$5,000 - $50,000 per location	HMGP, City General Fund	Five years	New
Smyrna 8	Complete education campaign for citizens on the benefits of replacing water intensive landscaping with natural, low water plantings and of replacing current	Drought	City Managers	Low	1,3	Volunteers and staff time	City General Fund	Five years	New

Table 122: Smyrna Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
	fixtures with low flow fixtures.								
Smyrna 9	Identify and prepare city buildings for usage as heat/cold shelters.	Extreme heat, severe winter weather	Facilities Director	Low	1, 2	$2,000 per facility	City General Fund	Continuous	New
Smyrna 10	Continue to participate in, and enforce provisions of, the NFIP and advertise availability.	Flood	NFIP Administrator	High	1, 2,3	Staff time	City General Fund	On-going	New
Smyrna 11	Encourage the use of porous pavement, vegetative buffers, and islands in new developments and in new or reconstructed large parking areas.	Flood	City Manager, NFIP Administrator	High	1,2	Staff time	City General Fund	Continuous	New
Smyrna 12	Develop a program to acquire and preserve parcels of land subject to repetitive flooding from willing property owners.	Flood	City Manager, NFIP Administrator	Medium	1,2,3	Staff time, acquisition cost is property dependent	HMGP, City General Fund	Ten years	New
Smyrna 13	Construct rainwater retention/detention ponds and water flow improvements at strategic locations.	Flood	City Manager, NFIP Administrator	High	1, 2	Location and project dependent	HMGP, City General Fund	Ten years	New
Smyrna 14	Purchase protective window film for all city facilities to reduce the risk of airborne debris injuries.	Severe weather, tornado	City Manager	Low	1,2	Facility size dependent	HMGP, City General Fund	Five years	New
Smyrna 15	Construct community safe rooms throughout the city to required building standards	Severe weather, tornado	City Manager	Medium	1,2	$1,500,000 per facility (size dependent)	HMGP, City General Fund	Ten years	New

Table 122: Smyrna Mitigation Actions

Action Identification	Description	Hazard Addressed	Responsible Party	Overall Priority	Goal(s) Addressed	Estimated Cost	Potential Funding Source	Proposed Completion Timeframe	Status
Smyrna 16	Install high wind, hail, and fire-resistant roofing on all jurisdictional facilities.	Severe weather, tornado, wildfire	City Manager,	High	1, 2	Facility size dependent	HMGP, City General Fund	Ten years	New
Smyrna 17	Purchase the equipment necessary to efficiently remove snow and ice from city roads.	Severe winter weather	City Manager, Road Department Director	Low	1,2	$750,000	HMGP, City General Fund	Five years	New
Smyrna 18	Upgrade insulation on water infrastructure in city facilities.	Severe winter weather	City Manager	Low	1,2	Location dependent	City General Fund	Continuous	New
Smyrna 19	Become a Firewise community.	Wildfire	City Manager	Low	1,2,3,4	Staff time	City General Fund	Three years	New
Smyrna 20	Create and maintain defensible space buffers at all city facilities.	Wildfire	Facilities Director, Public Works Director	High	1,2	Facility size dependent	HMGP, City General Fund	As required	New

Prior to the implementation of any mitigation action, additional feasibility analysis will be performed as appropriate. Additionally, a Benefit-Cost Analysis that determines the future risk reduction benefits of a hazard mitigation project and compares those benefits to its costs will be conducted as required. Applicants and sub-applicants will use FEMA approved methodologies and tools, such as the Benefit-Cost Analysis Toolkit, to demonstrate the cost-effectiveness of their projects. The result of the analysis is a Benefit-Cost Ratio, and a project is considered cost-effective when the Benefit-Cost Ratio is 1.0 or greater. Depending on the project, either a full Benefit-Cost Analysis will be completed by entering documented values into the FEMA Benefit-Cost Analysis Toolkit, which calculates a benefit-cost ratio or, if the project meets specified criteria, a streamlined Benefit-Cost Analysis may be completed (FEMA's cost-effectiveness requirement is never waived).

Cobb County and all participating jurisdictions acknowledge that adoption and approval of this LHMP does not obligate the implementation of every identified mitigation action. Rather, the MPC recognizes that progress may be demonstrated through a range of mitigation-related activities, including implementation of identified actions, advancement of mitigation initiatives, or measurable progress toward achieving the goals and objectives of this plan.

6.9 Mitigation Action Implementation and Monitoring

Cobb County and each participating jurisdiction is responsible for implementing and managing identified mitigation actions. To foster accountability and increase the likelihood that actions will be implemented, every proposed action is assigned to a specific department or position as a champion. In general:

- The identified champion will be responsible for tracking and reporting on action status.
- The identified champion should provide input on whether the action as implemented is successful in reducing vulnerability, if applicable.
- If the action is unsuccessful in reducing vulnerability, the identified champion will be tasked with identifying deficiencies and additional required actions.

Additionally, each action has been assigned a proposed completion timeframe to determine if the action is being implemented according to plan.

CCEMA is responsible for monitoring the progress of mitigation activities and projects throughout the county in conjunction with the participating stakeholder communities. To facilitate the tracking of any awarded hazard mitigation grants, the CCEMA will compile a list of projects funded throughout the calendar year, if any, and add it to an electronic database. Additionally, CCEMA will monitor information on any other mitigation projects that were not funded through hazard mitigation grants. CCEMA will utilize the GEMA tracking system, an automated system that provides a streamlined and efficient way to apply for and manage grant funding.

Providing grant oversight, GEMA will continuously monitor the grant process to ensure compliance with federal and state regulations and requirements. Monitoring focuses on providing technical assistance and guidance to validate or improve administrative and fiscal efficiencies in managing award funds. As part of the monitoring process, GEMA will provide as needed compliance assessment to review all related transactions and processes to verify that Grant Subaward funds were expended in compliance with federal and state regulations and the terms and conditions of the Subaward.

During the monitoring process, GEMA may determine that the process is not in compliance with federal and state regulation and requirements. The following are common areas of non-compliance:

- Internal Controls
    - Lack of segregation of duties for smaller nonprofit organizations
    - Inadequate policies for victim petty cash/financial assistance
    - Single audit findings, audit reports submitted late, lack of required audits
    - Inadequate monitoring of second tier subrecipients
- Financial Management
    - Improper/inadequate tracking and recording of Subaward costs
    - Costs not allocated properly and/or Inadequate cost allocation plan
    - Overcharging of office facility rent or indirect costs

    - Inadequate/unsupported/unallowable required match
    - Match not recorded or not identified in accounting records as match
    - Match not claimed on reimbursement request as occurred
    - Reimbursement requests not submitted timely
- Personnel
    - Functional timesheets not used for Subaward Personnel costs
    - Fringe benefit costs claimed in incorrect cost category
    - Unsupported/unallowable Personnel costs
    - Unsupported volunteer in-kind match claimed on reimbursement request
- Operating
    - Unsupported/unallowable operating cost items
    - Lack of proof of payment of cost item(s)
    - Cost claimed on reimbursement request prior to expending money
- Equipment
    - Equipment inventory records missing required information
    - Disposal data and information missing from records
    - Physical equipment inventory/record reconciliation not performed
    - Missing or unidentifiable equipment (onsite equipment inspections)
- Procurements/Contracts
    - Lack of written procurement procedures
    - Lack of written code of conduct covering conflicts of interest in procurements
    - Improper procurement
    - Non-competitive procurement not justified/approved
    - Procurement documentation not maintained
    - Suspension/debarment not checked prior to awarding contract
    - Competition requirements not met (quotes, bids, proposals)
    - No cost/price analysis
    - Lack of negotiating profit/discount when required
    - Contracts/purchase orders do not contain all required provisions

Should any areas be determined as non-complaint, a Corrective Action Plan may be required to address any identified issues, with the plan needing to be completed and implemented in a specific time frame.

Upon completion of a project, a member of the awarded jurisdiction, a member of the Cobb County MPC, and a GEMA representative will conduct a closeout site visit to:

- Review all files and documents
- Review all procurement files and contracts to third parties
- Take photos of the completed project

Project closeout packages will generally be submitted 90 days after a project has been completed, and will include the following:

- Summary of documentation
- Pictures of completed project
- Materials, labor, and equipment forms, if required
- Close-out certification

Section 7 – Plan Maintenance

7.1 Introduction

The LHMP is a living document that will be updated and submitted to FEMA for approval every five years as required by 44 CRF 201.4. During the five-year cycle, the plan will undergo continuous monitoring and evaluation to ensure that the policies, procedures, priorities, and state environment established in the plan reflect current conditions. Cobb County and all participating jurisdictions will utilize the MPC to provide plan updates, revisions, and data collection for future LHMP planning purposes.

7.2 Plan Maintenance Responsibilities

CCEMA serves as the lead coordinating agencies for plan maintenance. Additional assistance in the plan maintenance process is provided by members of the MPC, subject matter experts, and representatives of local jurisdictions.

CCEMA will facilitate the review and revision of the LHMP every five years, with each participating jurisdiction managing the revision of their specific jurisdictional annex. The review and revision will be an ongoing process. This process will incorporate all of the revisions made during the life of the plan, especially newly obtained data on hazard occurrence or identified vulnerability.

7.3 Plan Review Meetings

The MPC will meet annually for the first two years after plan approval. MPC members will determine the meeting dates and locations and will ensure that the meetings are open to all interested parties. The Cobb County Emergency Manager will be the main point of contact for these meetings and will maintain attendance and meeting minutes.

The purpose of these meetings is to discuss capability changes, the status of proposed projects, and any new studies or mapping that may inform the LHMP. Should a specific plan element or section require revision or amendment due to a state or federal legislation or policy change, the MPC will work with GEMA to complete a plan addendum and submit it to FEMA as quickly as is practicable.

During these meetings, and in order to monitor LHMP progress, the following information will be tracked:

- How the actions from the mitigation strategy are being pursued and completed
    - Are actions being prioritized
- How the plan goals and objectives are being carried out
- How mitigation funding mechanisms are being utilized
- How is technical assistance being received

Additionally, the MPC will monitor the following elements to ensure the LHMP is current and correct:

- Reviewing the hazards and determining if any of them have changed
- Determining if there are new hazards that pose a risk to the state
- Ensuring goals and objectives are still relevant
- Determining if any actions have been completed or are deemed irrelevant
- Determining if new actions should be added
- Determining if capabilities have changed

After each meeting, the MPC will compile a meeting report for usage in future plan revisions.

In addition to these meetings, MPC members will monitor and evaluate the progress of mitigation projects via quarterly reports, site visits, correspondence, and reimbursements. Completed projects will be evaluated for loss avoidance and alignment with local development plans.

GEMA may request a non-scheduled report on the monitoring, evaluation, or updating of any portion of the LHMP due to irregular progress on mitigation actions and or projects, in the aftermath of a hazard event, or for any reason deemed appropriate.

7.4 Plan Monitoring and Situational Change

Plan monitoring can be defined as the ongoing process by which stakeholders obtain regular feedback on the progress being made towards achieving their goals and objectives. In the more limited approach, monitoring may focus on tracking projects and the use of the agency's resources. In the broader approach, monitoring also involves tracking strategies and actions being taken by partners and non-partners, and figuring out what new strategies and actions need to be taken to ensure progress towards the most important results. The MPC will track and record all substantial situational changes and will address, as appropriate, the following:

- Is the mitigation project under, over, or on budget?
- Is the mitigation project behind, ahead of, or on schedule?
- Are there any changes in jurisdictional capabilities which impact the plan?
- Are there any changes in jurisdictional hazard risk?
- Has the mitigation action been initiated, or its initiation planned?
- Is the current process of prioritizing mitigation actions and projects appropriate and accurate?
- Has the current method of incorporating mitigation actions and projects yielded a comprehensive action and project strategy to address seen and unforeseen hazards?
- If applicable, has participation in a mitigation action's collaboration been regular?
- Was a negative result caused directly or indirectly by insufficient levels of public outreach?
- If any, what plan updates occurred, why they occurred, and what is their impact?

7.5 Post-Disaster Review

After each Presidential disaster declaration, and in coordination with FEMA and the GEMA, the MPC will convene to document impacts on Cobb County and to determine if any mitigation actions should be considered to reduce future risk. This will allow for the development of hazard mitigation recommendations to FEMA during the disaster operation as well as to update the mitigation strategy as needed. The post-disaster review may coincide with established meetings or may be convened as separate events.

7.6 Plan Evaluation

A plan evaluation is a rigorous and independent assessment of either completed or ongoing activities to determine the extent to which they are achieving stated goals and contributing to decision making. A plan evaluation report, conducted by the MPC, will be completed when the situation dictates. The following situations are typical examples of when an evaluation will be necessary:

- Post hazard event
- Post training exercise
- Post tabletop or drill exercise
- Significant change or completion of a mitigation project
- Significant change or completion of a mitigation action

An evaluation report will ask the following questions in response to the previously listed events:

- Do the mitigation objectives and goals continue to address the current hazards?
- Are there new or previously unforeseen hazards?
- Does a change in hazard vulnerability demand a change of or addition of mitigation actions or projects?
- Does a change in the mitigation strategy demand a change of or addition of mitigation actions or projects?
- Are current resources appropriate for implementing a mitigation project?
- Was the outcome of a mitigation action/project expected?
- Are there implementation problems?
- Was the public engaged to the point where they were satisfied with current engagement strategies?
- Did the public participate in a number that produced a positive yield on the plan, action, or project?
- Are there coordination problems?

7.7 Plan Updates

Typically, the updating of an LHMP is initiated upon the completion of a plan evaluation when the evaluation determines an update is appropriate. A plan update also occurs every five years per FEMA guidelines or at any time it is deemed necessary by MPC.

According to FEMA DMA 2000 guidelines for mitigation planning, Cobb County will begin the update process three years from this plan's adoption. An increase in meeting tempo to twice a year will allow MPC to gather relevant information needed for the next plan update. The following meeting schedule indicates the tasks to be performed during this plan update period:

- **2028 Fall Meeting:** The MPC will begin updating the risk assessment portion of the plan. Hazards will be analyzed to determine if they are still relevant, if location should be updated, and if new hazards should be added. Previous occurrences will be reviewed to help determine the probability of future events.
- **2029 Spring Meeting:** The MPC will begin updating the vulnerability assessment. The MPC will update the vulnerability assessment portion of the plan. Data will need to be gathered for assets, critical facilities, building stock values, jurisdictional damages, etc.
- **2029 Fall Meeting:** The MPC will review information received and determine if the goals and objectives are still relevant and if new ones should be added. Actions will be reviewed to determine if they should remain in the plan, have been completed, or are no longer relevant. The MPC will review the potential funding sources for each action.
- **2030 Spring Meeting:** As appropriate, a new MPC for Cobb County will be formed to take over the planning process. The new MPC will evaluate the policies, programs, capabilities, and funding sources from the previous plan to determine if they are still accurate and if any new items should be added.
- **2030 Fall Meeting:** The new MPC will review the draft copy of the mitigation plan and make comments and updates if necessary. Formal submittal to FEMA for re-approval will follow.

In general, the following steps will be taken to complete the next LHMP revision:

Table 123: LHMP Update Task List

Task	Action
1	Evaluate and update the planning process.
2	Review the stakeholder contact list and identify new stakeholders.
3	Initiate plan outreach and discussion, including a stakeholder meeting.
4	Consider the addition, removal, or modification of hazards identified in the plan.
5	Update and revise membership of the MPC.
6	Evaluate risk assessment methodologies and data sources.
7	Evaluate and update critical facility inventory information.
8	Evaluate and update the hazard profiles.
9	Evaluate and update the risk assessment summary.
10	Evaluate and update the mitigation strategy, including proposed mitigation actions.
11	Evaluate and update the mitigation implementation system.
12	Integrate new and updated local plans.
13	Evaluate and update other plans sections.
14	Identify and add any additional sections or information needed.
15	Review updated plan in its entirety.
16	Conduct updated plan outreach, including public information, comment period, and meetings.
17	Integrate additional comments received.
18	Finalize plan document.
19	Complete crosswalk and submit final plan to FEMA for review and approval.
20	Make additional modifications as required.
21	Obtain jurisdictional adoption resolutions.

7.8 Continued Public Involvement

Cobb County and all participating jurisdictions are dedicated to involving the public in the continual shaping of the LHMP and in the development of its mitigation projects and activities.

The Cobb County MPC will continue to keep the public informed about hazard mitigation projects and activities through jurisdictional websites, and as appropriate, public announcements. The public will also be invited to participate in all meetings to review and discuss the mitigation-related events. Additionally, participating jurisdictions will present to public officials in a public forum concerning the progress of mitigation actions identified in this plan as progress is made.

Copies of the Cobb County LHMP will be made available to the public. Methods of public availability may include electronically posted on a website or a hard copy kept at a jurisdictional office.

7.9 Plan Amendment

Amending the approved and adopted Cobb County LHMP does not necessarily result in the need to reevaluate the entire plan against all requirements. As the Cobb County MPC will consistently review this LHMP, FEMA Region IV expects modifications to the risk assessment or adding/removing mitigation actions, especially in preparation for submitting applications to FEMA for assistance and ensuring the project conforms with the mitigation plan. Cobb County and all participating jurisdictions are encouraged to keep the State of Georgia and FEMA Region IV informed, but these amendments do not need to be reviewed by either. If these changes identify new mitigation actions that might be eligible for FEMA assistance programs, then Cobb County and/or the participating jurisdiction will advise FEMA Region IV and the State of Georgia. FEMA will acknowledge and note the receipt of the added action(s), where appropriate, but will not need to formally review or approve the action(s).

7.10 Amendment to Include New Jurisdiction

Jurisdictions may be added to this existing and approved LHMP only if the following conditions below met:

- The jurisdiction asking to be included is within the boundaries of Cobb County.
- Cobb County agrees with adding the requesting jurisdiction(s) to the mitigation plan.
- An analysis of the natural hazards that have the potential to affect the additional jurisdiction must be completed and integrated into any current analysis within the LHMP.
- The new jurisdiction must meet all requirements of 44 CFR § 201.6, including:
    - Review the multi-jurisdictional hazard analysis and determine if any additional hazards that have not been addressed threaten the jurisdiction(s).
    - Document their agreement with the stated mitigation goals
    - Develop a list of proposed mitigation actions
    - Document the involvement of both the general public and the local government in the planning process
    - Submit the annex or appendix, along with the multi-jurisdictional mitigation plan and correspondence of concurrence from Cobb County for formal review.
    - Adopt the LHMP.

7.11 Late LHMP Adoption

Any participating jurisdiction that did not adopt the plan within one year of the Approved Pending Adoption date must either:

- Validate that the information in the plan remains current with respect to both the risk assessment and mitigation strategy.
- Or, make the necessary updates before submitting the adoption resolution to State of Georgia and FEMA Region IV.

This late adoption does not affect the plan expiration date, with the adopted LHMP expiring five years from the date the first adoption was received.

Appendix A – Cobb County Adoption Documentation and FEMA Region IV Approval Documentation

Appendix B – Community Feedback

Kickoff Survey

What is your name, title (if applicable)?

- Allison Juarez, Emergency Preparedness Planner
- Cyndie Roberson
- Andrew C. Heath, Engineer IV
- Julia Fednander
- Richard Austin
- Ben Lowers
- Tessa Rutledge, Director of Emergency Management & Pete Saxton, Emergency Management Specialist
- Maura Ahern
- Cara Chapman
- Roy Cogdell III
- Kim
- Jan
- Justin Green (District Chief)
- Troy Davis
- Angie Luna, Deputy City Manager
- Joshua Taylor District Chief
- Mary
- David Birrell

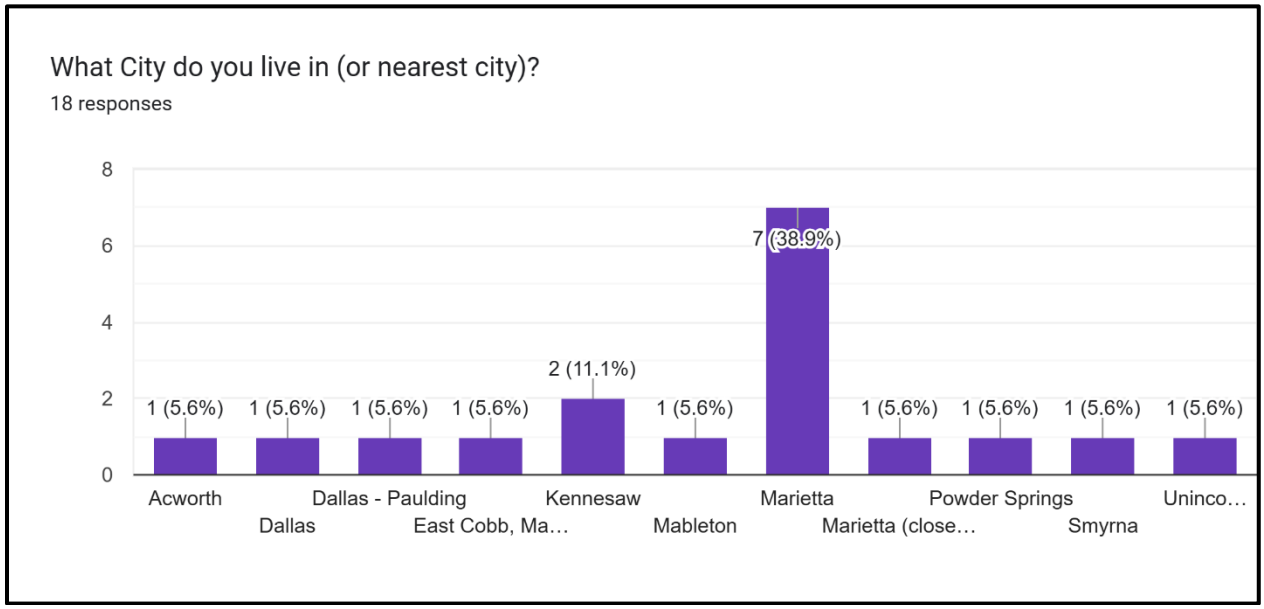
Who are you here representing?

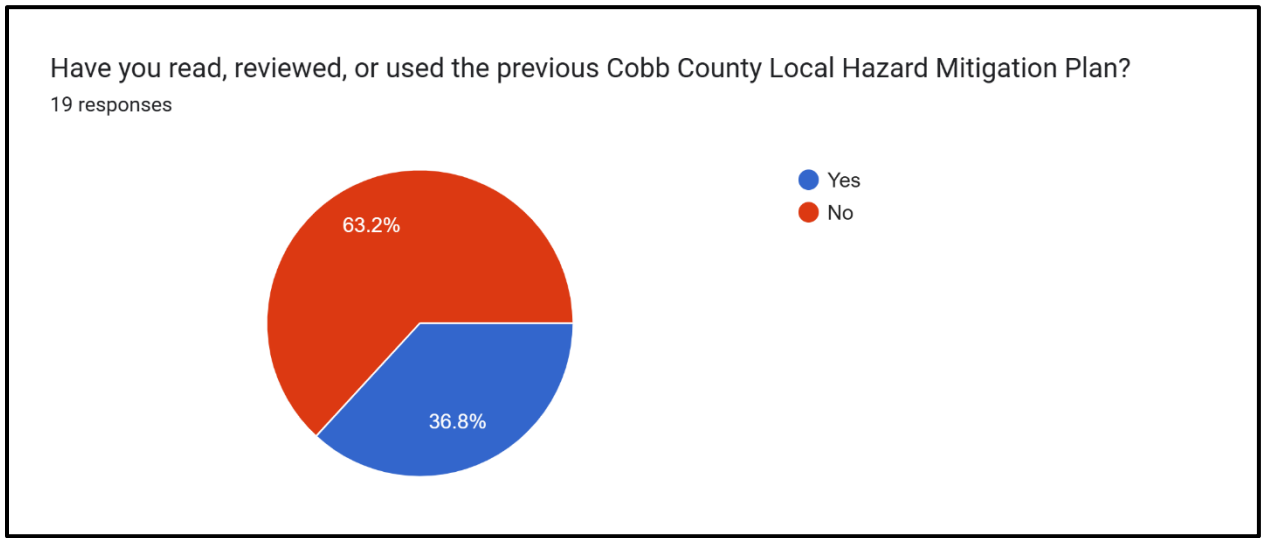
- My family
- Cobb County School District
- Self
- Myself (member of the public, living in Cobb County)
- Cobb and Cobb Public Health
- Acworth
- Myself
- Cobb Fire
- Homeowner
- Cobb County Fire
- N/A
- N/a
- Cobb County Stormwater Management

How did you hear about this meeting?

- Email
- Cobb EMA
- Commissioner Birrell newsletter
- Facebook post
- Powder Springs City FB feed

- County communications
- Attended through CEMA
- Keli Gambrill email
- LinkedIn
- Sydney Melton's Meeting Invite
- East Cobb News
- My HOA - Chimney Springs HOA
- E-mail
- Commissioner Burell's weekly newsletter.
- Invited by Cobb EMA
- Next Door





Is there anyone else you know (person, department, agency) that should be included in the planning process? If yes, please provide the contact information.

- No
- Region N Healthcare coalition- Jenaila Hawkins
- Donald Ayres - 770-421-8140 - Cobb Co. Soil & Water Conservation District
- All public and private Schools in county
- Everybody
- N/A
- All organizations and individuals who control or operate Buford Dam and Morgan Falls Dam
- Churches
- NA
- Marathon and Colonial

Do you have any specific concerns about any hazard that could impact Cobb County?

- no
- No
- Tornados, Severe weather
- Inclement weather and fire related
- impact on my busses and when they are utilized
- Tornado, Snow & Ice
- n/a
- HAZMAT, Severe weather (tornadoes, severe thunderstorms), flooding, fires
- Mass Casualty or Hazmat Incidents
- Large number of under poverty line population
- The trains that run through
- Flooding concerns and swift water rescue capabilities
- Pre-treatment of roads with Brine. Back up power for facilities.
- Not at this time

Is there anything else concerning hazard mitigation that you would like us to know?

- My biggest concerns are around cyber attacks and grid stability.
- Flooding, Dam Failures
- Flooding
- I have a general concern for unkept power line right of ways on secondary feeder streets. One BAD storm and we're all at risk for a long, long time.
- None that are not already included in the plan.
- Flooding
- Cybersecurity/Grid going down
- Release of water from Buford and Morgan Falls Dams. Water releases during high water events such as heavy rain events, hurricanes passing through, etc. result in flooding, severe damage, and hazard to health. Water releases should be coordinated with downstream levels and more accurate estimates of how runoff will impact the Chattahoochee River downstream from the dams. Currently, and for the last decade at least, the USGS/NOAA forecasting of river height is terribly off base; the river is generally higher than any of their forecasts predict, especially during flooding events. This data cannot be used by dam operators as a guideline for how much water is safe to

release. Furthermore, individuals downstream have no way to contact dam operators to let them know of flooding and inaccurate gauge estimates.

- Acts of nature such as tornados, floods, fires
- NA
- The occasional dead tree.
- How would the county handle a complete wipeout similar to what happened with Helen in Western NC?
- Given the extent of damages in the state of Georgia last year by hurricane, and increasingly worsening weather patterns, I believe hurricanes should be a separate category from severe weather, the same as tornadoes.
- Flooding is under addressed
- No

Is there anything else concerning hazard mitigation that you would like us to know?

- 12 responses
- Please do not allow huge data centers (AI and cryptomines) into Cobb County!
- Please consider ALL GADOT Rd's in planning to limit county hardships. Most GA State cared for rds would not facilitate large residential rescue to safety. There are not enough large facilities on most county roads run by the state to move any large amount of people to quickly or easily. If a road washed away or collapsed in one area there is not hotels or churches on all state county rds to host a large group of people for temporary housing or medical care to relieve already stressed hospitals……more local and state rd access to helicopter landing for all large communities safety rescues and natural disasters. Severe warnings alerts for safety put into practice for all county residents to know and understand not to travel into an area other than a severe weather alert system.
- I looked at the cybersecurity checklist and have a few comments. Under "Physical Security", "Do you have procedures for protecting data during equipment repairs?" – there really needs to be some requirements here such as "Do you remove sensitive data from equipment before it is exchanged as part of a repair?". Service agreements often require that failed parts be returned to the vendor and these need to be sanitized before leaving organizational control. Under "Do your policies for disposing of old computer equipment protect against loss of data?", there need to be requirements for a sanitization process to remove sensitive data before the equipment leaves organizational control. "Computer equipment" needs to be expanded to include things like printers which have internal memory (or even disk storage). Guidance on sanitization can be found in IEEE 2883 "Standard for Sanitizing Storage" and risk-based guidance on selecting an appropriate sanitization method can be found in IEEE 2883.1 "Recommended Best Practice for Sanitizing Storage." Under "Confidentiality of Sensitive Data", "Is the most valuable or sensitive data encrypted?" – Need to spell out requirements on how the data is encrypted (algorithm, security strength, certifications (e.g., FIPS-140) and how the keys are managed since if an adversary can obtain the key, they can read the data at will. Guidance on requirements for encryption can be found is ISO/IEC 27040 "Storage Security." The document uses "Total (Impact x Probability)" where probability is expressed qualitatively using an ordinal scale (Unlikely through Likely). You can't do multiplication with an ordinal measure (multiplication requires a ratio scale) – is a "2 – likely to occur once per year" really twice "1. Likely to occur less than once a year"? I'd forgo the use of numbers entirely as that encourages this type of confusion. For guidance in dealing with qualitative risk scales, please see ISO/IEC 27005 "Guidance for managing information security risks". It would be better to have two tables: one for impact and one for likelihood with a third table assigning

risk values based on those values. Under “Threats”, #8 “Operating system design errors” and #9 “Protocol design errors” – what can a user do about these? I’d substitute “Unpatched O/S Errors” and “Unpatched protocol design errors” as that’s where the risk lies and the user controls patch installation. Under 11, I’d substitute “malware” for “viruses” as that encompasses viruses, worms, ransomware, etc. Under “Identification Authorization Threats”, I’d substitute “adversaries” for “attackers.” Under “Privacy Threats”, it should be “Van Eck” radiation. I might not even mention that as it applied to CRT tubes. 😉 Generally, these are called “side channel attacks.” It should be “DNS” not “ONS.” Under “Integrity/Accuracy Threats”, I’d add accidental modification. ISO/IEC 27002 lists numerous security controls which would be worth a look.

- No more Sterigenics. Yuck.
- Not at this time.
- Help prevent flooding using best practices
- STAPLE+E is a sound method, but execution of gathering a diverse community hasn't been executed. Ever. It's not just the current administration's failure. But we need to find a way to reach as many people as possible.
- Traffic direction (non-aggressive unlike Maui). This is a very poorly written survey. It needs to include details and examples and a link to the documentation. Very disappointing.
- NA
- No
- Not that I can think of.
- No

Final Survey

What is your name and title (if applicable)

7 responses

Cassie Mazloom

Kimberly Repak/ Public Safety Services Coordinator

Marty Hughes

Evan McBrayer-Emergency Management Specialist

Mark Cheatham

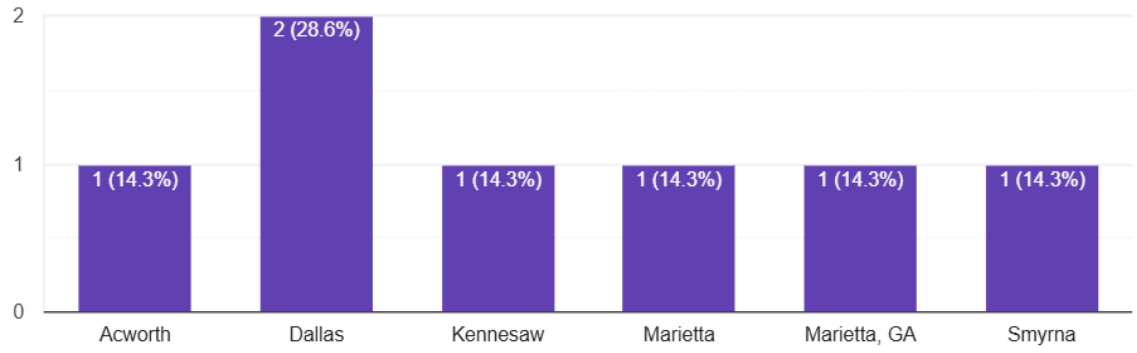
Sarah Delk

Joseph Smarkusky Senior Emergency Management Specialist

What city (or nearest city) do you live in?

Copy chart

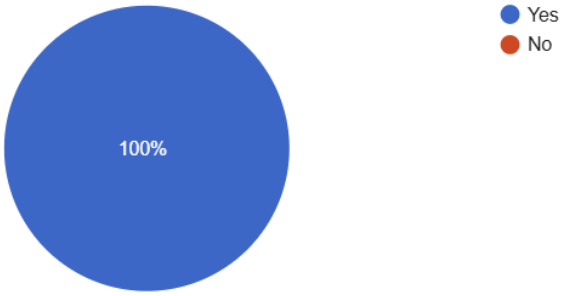
7 responses



Have you read or reviewed the 2026 Cobb County, Georgia Local Hazard Mitigation Plan, posted on line on jurisdictional websites?

Copy chart

7 responses



Are there any changes or additions you would like to see to the plan?

7 responses

Response Summary

- The majority of respondents indicated **No** changes or additions were desired.
- One respondent specified that **The plan appears to be well thought out, researched, and inclusive.**
- A few respondents gave simple negative responses like **None** or **No**.

Gemini for Workspace can make mistakes, including about people, so double-check it. Learn more

See theme percentages

Retry

Copy

No

None

No.

No. The plan appears to be well thought out, researched, and inclusive.

Would you like to be involved in future hazard mitigation meetings or planning sessions? If yes, please let us know how to best contact you.

7 responses

Yes

Yes. Please contact me via email at kimberly.repak@cobbcounty.gov

Yes, and contact me at mhughes@kennesaw-ga.gov

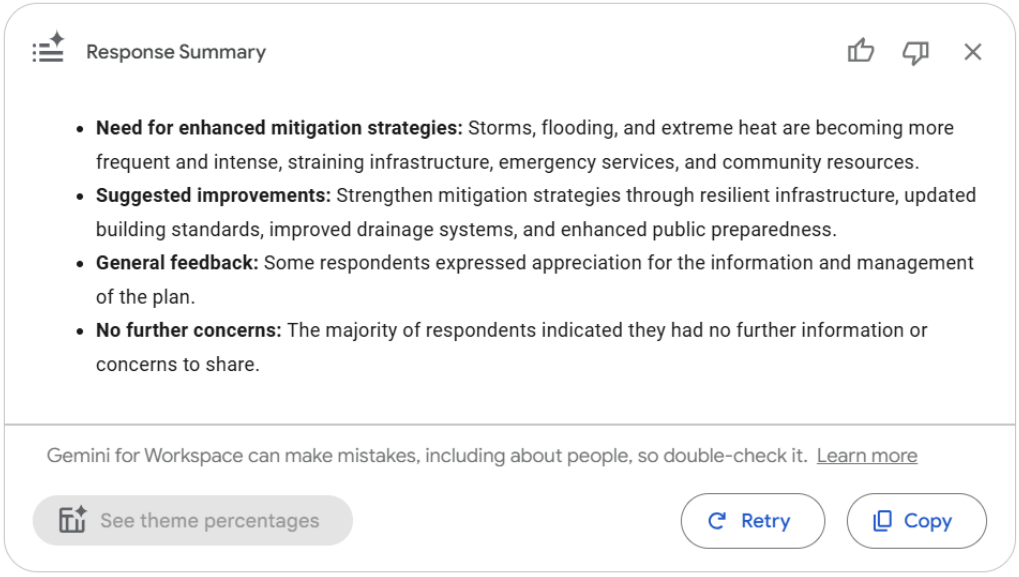
My email- mcheatham@acworth-ga.gov

I am already involved in hazard mitigation planning. I don't need even more involvement, thank you.

Yes 770-499-4566 or Joseph.smarkusky@cobbcounty.gov

Is there anything else concerning hazard mitigation that you would like us to know?

7 responses



No

Communities are experiencing more frequent and intense storms, flooding, extreme heat, and other weather-related events. This trend places greater strain on infrastructure, emergency services, and community resources, making it essential to strengthen mitigation strategies such as resilient infrastructure, updated building standards, improved drainage systems, and enhanced public preparedness.

No

Good information. Thank you for managing this.

No, thank you!

Appendix C – State of Georgia Required Documentation

Current Evaluation

Cobb County, GA

Jurisdiction Cobb County
Hazard 1% Flood (100yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	409	643	157.213%	106,859,956	11,142,915	10.428%	0	0	0%
Commercial	41	10	24.390%	28,144,980	2,391,460	8.497%	0	0	0%
Industrial	3	0	0.000%	5,472,870	823,950	15.055%	0	0	0%
Agricultural	1	0	0.000%	163,674	5,491	3.355%	0	0	0%
Religious/ Non-profit	3	0	0.000%	2,049,507	199,416	9.730%	0	0	0%
Government	5	2	40.000%	1,548,519	157,515	10.172%	0	0	0%
Education	0	0	0.000%	8,906,949	326,849	3.670%	0	0	0%
Essential Facilities	262	0	0.000%			0.000%	0	0	0%
Total	724	655	90.470%	153,146,455	15,047,596	9.826%	764,915	4,622	1%

Jurisdiction Cobb County
Hazard 0.20% 500yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	409	818	200.000%	106,859,956	11,142,915	10.428%	0	0	0%
Commercial	41	9	21.951%	28,144,980	2,391,460	8.497%	0	0	0%
Industrial	3	2	66.667%	5,472,870	823,950	15.055%	0	0	0%
Agricultural	1	0	0.000%	163,674	5,491	3.355%	0	0	0%

Religious/ Non-profit	3	0	0.000%	2,049,507	199,416	9.730%	0	0	0%
Government	5	2	40.000%	1,548,519	157,515	10.172%	0	0	0%
Education	0	0	0.000%	8,906,949	326,849	3.670%	0	0	0%
Essential Facilities	262	0	0.000%			0.000%	0	0	0%
Total	724	831	114.779%	153,146,455	15,047,596	9.826%	764,915	5,368	1%

Jurisdiction Acworth
Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	461	11	2.386%	2,551,400	577,460	22.633%	0	0	0%
Commercial	45	0	0.000%	809,820	103,347	12.762%	0	0	0%
Industrial	3	0	0.000%	68,662	4,926	7.174%	0	0	0%
Agricultural	2	0	0.000%	4,103	1,007	24.543%	0	0	0%
Religious/ Non-profit	3	0	0.000%	55,199	10,683	19.354%	0	0	0%
Government	5	0	0.000%	54,149	3,400	6.279%	0	0	0%
Education	0	0	0.000%	248,347	21,070	8.484%	0	0	0%
Essential Facilities	16	0	0.000%				0	0	0%
Total	535	11	2.056%	3,791,680	721,893	19.039%	22,460	88	0%

Jurisdiction Acworth
Hazard 0.2% Flood (500yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	461	11	2.386%	2,551,400	577,460	22.633%	0	0	
Commercial	45	0	0.000%	809,820	103,347	12.762%	0	0	#DIV/0!

Industrial	3	0	0.000%	68,662	4,926	7.174%	0	0	#DIV/0!
Agricultural	2	0	0.000%	4,103	1,007	24.543%	0	0	
Religious/ Non-profit	3	0	0.000%	55,199	10,683	19.354%	0	0	
Government	5	0	0.000%	54,149	3,400	6.279%	0	0	
Education	0	0	0.000%	248,347	21,070	8.484%	0	0	
Essential Facilities	16	0	0.000%				0	0	
Total	535	11	2.056%	3,791,680	721,893	19.039%	22,460	88	0%

Jurisdiction Austell
Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	264	20	7.576%	718,295	298,172	41.511%	0	0	0%
Commercial	34	4	11.765%	354,656	130,782	36.876%	0	0	0%
Industrial	7	0	0.000%	284,841	29,661	10.413%	0	0	0%
Agricultural	0	0	0.000%	1,316	535	40.653%	0	0	0%
Religious/ Non-profit	0	0	0.000%	22,268	6,864	30.825%	0	0	0%
Government	0	0	0.000%	53,058	17,097	32.223%	0	0	0%
Education	0	0	0.000%	54,725	31,099	56.828%	0	0	0%
Essential Facilities	16	0	0.000%				0	0	
Total	321	24	7.477%	1,489,159	514,210	34.530%	7,720	235	3%

Jurisdiction Austell
Hazard 0.2% Flood (500yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area

Residential	264	31	11.742%	718,295	298,172	41.511%	0	0	
Commercial	34	6	17.647%	354,656	130,782	36.876%	0	0	#DIV/0!
Industrial	7	0	0.000%	284,841	29,661	10.413%	0	0	#DIV/0!
Agricultural	0	0	0.000%	1,316	535	40.653%	0	0	
Religious/ Non-profit	0	0	0.000%	22,268	6,864	30.825%	0	0	
Government	0	0	0.000%	53,058	17,097	32.223%	0	0	
Education	0	0	0.000%	54,725	31,099	56.828%	0	0	
Essential Facilities	16	0	0.000%				0	0	
Total	321	37	11.526%	1,489,159	514,210	34.530%	7,720	315	4%

Jurisdiction Kennesaw
Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	442	12	2.715%	3,892,569	764,854	19.649%	0	0	0%
Commercial	33	2	6.061%	1,409,797	80,569	5.715%	0	0	0%
Industrial	7	1	14.286%	326,364	7,952	2.437%	0	0	0%
Agricultural	1	0	0.000%	8,342	1,997	23.939%	0	0	0%
Religious/ Non-profit	1	0	0.000%	48,389	437	0.903%	0	0	0%
Government	0	0	0.000%	48,648	317	0.652%	0	0	0%
Education	0	0	0.000%	233,300	34,503	14.789%	0	0	0%
Essential Facilities	25	0	0.000%				0	0	
Total	509	15	2.947%	5,967,409	890,629	14.925%	33,014	108	0%

Jurisdiction Kennesaw
Hazard 0.2% Flood (500yr)

	Number of Structures	Value of Structures	Number of People

Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	442	33	7.466%	3,892,569	764,854	19.649%	0	0	0%
Commercial	33	2	6.061%	1,409,797	80,569	5.715%	0	0	0%
Industrial	7	1	14.286%	326,364	7,952	2.437%	0	0	0%
Agricultural	1	0	0.000%	8,342	1,997	23.939%	0	0	0%
Religious/ Non-profit	1	0	0.000%	48,389	437	0.903%	0	0	0%
Government	0	0	0.000%	48,648	317	0.652%	0	0	0%
Education	0	0	0.000%	233,300	34,503	14.789%	0	0	0%
Essential Facilities	25	0					0	0	
Total	509	36	7.073%	5,967,409	890,629	14.925%	33,014	202	1%

Jurisdiction Marietta

Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	442	75	16.968%	7,345,988	1,277,869	17.395%	0	0	0%
Commercial	33	11	33.333%	5,835,699	831,300	14.245%	0	0	0%
Industrial	7	0	0.000%	1,068,888	128,422	12.015%	0	0	0%
Agricultural	1	0	0.000%	26,600	18,401	69.177%	0	0	0%
Religious/ Non-profit	1	0	0.000%	295,713	16,354	5.530%	0	0	0%
Government	0	0	0.000%	256,406	9,090	3.545%	0	0	0%
Education	0	0	0.000%	792,271	48,515	6.124%	0	0	0%
Essential Facilities	69	0	0.000%				0	0	
Total	553	86	15.552%	15,621,565	2,329,951	14.915%	60,900	847	1%

Jurisdiction Marietta

Hazard 0.2% Flood (500yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	442	89	20.136%	7,345,988	1,277,869	17.395%	0	0	0%
Commercial	33	13	39.394%	5,835,699	831,300	14.245%	0	0	0%
Industrial	7	0	0.000%	1,068,888	128,422	12.015%	0	0	0%
Agricultural	1	0	0.000%	26,600	18,401	69.177%	0	0	0%
Religious/ Non-profit	1	0	0.000%	295,713	16,354	5.530%	0	0	0%
Government	0	0	#DIV/0!	256,406	9,090	3.545%	0	0	0%
Education	0	0	0.000%	792,271	48,515	6.124%	0	0	0%
Essential Facilities	69						0	0	
Total	553	102	18.445%	15,621,565	2,329,951	14.915%	60,900	1,031	2%

Jurisdiction Powder Springs

Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	521	21	4.031%	1,815,267	740,529	40.794%	0	0	0%
Commercial	39	0	0.000%	450,221	107,156	23.801%	0	0	0%
Industrial	7	0	0.000%	64,507	19,623	30.420%	0	0	0%
Agricultural	0	0	0.000%	1,626	0	0.000%	0	0	0%
Religious/ Non-profit	3	0	0.000%	70,413	30,849	43.812%	0	0	0%
Government	2	0	0.000%	21,392	2,046	9.564%	0	0	0%
Education	2	0	0.000%	102,671	57,164	55.677%	0	0	0%

Essential Facilities	10	0	0.000%				0	0	
Total	584	21	3.596%	2,526,097	957,367	37.899%	16,887	281	2%

Jurisdiction Powder Springs
Hazard 0.2% Flood (500yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	521	39	7.486%	1,815,267	740,529	40.794%	0	0	0%
Commercial	39	0	0.000%	450,221	107,156	23.801%	0	0	0%
Industrial	7	0	0.000%	64,507	19,623	30.420%	0	0	0%
Agricultural	0	0	0.000%	1,626	0	0.000%	0	0	0%
Religious/ Non-profit	3	0	0.000%	70,413	30,849	43.812%	0	0	0%
Government	2	0	0.000%	21,392	2,046	9.564%	0	0	0%
Education	2	0	0.000%	102,671	57,164	55.677%	0	0	0%
Essential Facilities	10						0	0	
Total	584	39	6.678%	2,526,097	957,367	37.899%	16,887	360	2%

Jurisdiction Smyrna
Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	86	32	37.209%	7,777,291	741,687	9.537%	0	0	0%
Commercial	68	0	0.000%	1,876,033	150,824	8.040%	0	0	0%
Industrial	6	0	0.000%	226,848	24,997	11.019%	0	0	0%
Agricultural	0	0	0.000%	6,593	0	0.000%	0	0	0%
Religious/ Non-profit	1	0	0.000%	110,289	459	0.416%	0	0	0%

Government	0	0	0.000%	66,877	1,209	1.808%	0	0	0%
Education	3	0	0.000%	408,013	15,279	3.745%	0	0	0%
Essential Facilities	40	0	0.000%				0	0	
Total	204	32	15.686%	10,471,944	934,455	8.923%	55,653	211	0%

Jurisdiction Smyrna
Hazard 0.2% Flood (500yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	86	54	62.791%	7,777,291	741,687	9.537%	0	0	0%
Commercial	68	0	0.000%	1,876,033	150,824	8.040%	0	0	0%
Industrial	6	0	0.000%	226,848	24,997	11.019%	0	0	0%
Agricultural	0	0	0.000%	6,593	0	0.000%	0	0	0%
Religious/ Non-profit	1	0	0.000%	110,289	459	0.416%	0	0	0%
Government	0	0	0.000%	66,877	1,209	1.808%	0	0	0%
Education	3	0	0.000%	408,013	15,279	3.745%	0	0	0%
Essential Facilities	40	0					0	0	
Total	204	54	26.471%	10,471,944	934,455	8.923%	55,653	322	1%

Jurisdiction Unincorporated Areas
Hazard 1% Flood 100yr

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential	800	1,400	175.000%	82,771,234	19,517,354	23.580%	0	0	0%
Commercial	18	11	61.111%	17,428,106	3,221,326	18.484%	0	0	0%
Industrial	6	0	0.000%	3,455,754	883,325	25.561%	0	0	0%
Agricultural	1	0	0.000%	115,094	15,319	13.310%	0	0	0%

Religious/ Non-profit	0	0	0.000%	1,448,816	245,679	16.957%	0	0	0%
Government	1	0	0.000%	1,048,221	293,966	28.044%	0	0	0%
Education	0	0	0.000%	7,067,622	838,317	11.861%	0	0	0%
Essential Facilities			#DIV/0!				0	#DIV/0!	
Total	826	1,411	170.823%	113,334,847	25,015,286	22.072%			#DIV/0!

Jurisdiction Unincorporated Areas

Hazard 0.2% Flood (500yr)

	Number of Structures			Value of Structures			Number of People		
Type of Structure (Occupancy Class)	# in Community of State	# in Hazard Area	% in Hazard Area	$ in Community or State	$ in Hazard Area	% in Hazard Area	# in Community or State	# in Hazard Area	% in Hazard Area
Residential			#DIV/0!			#DIV/0!	0	#DIV/0!	0%
Commercial			#DIV/0!			#DIV/0!	0	#DIV/0!	0%
Industrial			#DIV/0!			#DIV/0!	0	#DIV/0!	0%
Agricultural			0.000%			#DIV/0!	0	0	0%
Religious/ Non-profit			0.000%			#DIV/0!	0	0	0%
Government			#DIV/0!			#DIV/0!	0	0	0%
Education			0.000%			#DIV/0!	0	0	0%
Essential Facilities							0	0	
Total	0	0	#DIV/0!	0	0	#DIV/0!			#DIV/0!

STATE 0F GEORGIA
COUNTY OF COBB
CITY OF MABLETON RES 2026-06-01

A RESOLUTION OF THE MABLETON CITY COUNCIL PURSUANT TO THE DISASTER MITIGATION ACT OF 2000 AUTHORIZING ADOPTION OF THE COBB COUNTY HAZARD MITIGATION PLAN

WHEREAS, COBB County and its municipal governments are required to complete a Hazard Mitigation Plan by the Disaster Mitigation Act of 2000; and

WHEREAS, under the provisions of the Disaster Mitigation Act of 2000, local governments that complete Hazard Mitigation Plans will remain eligible for Federal mitigation funding; and

WHEREAS, COBB County and its municipal governments have completed an updated Hazard Mitigation Plan that fulfills the Federal requirements of the Disaster Mitigation Act of 2000.

NOW THEREFORE LET IT BE RESOLVED THAT THE MABLETON CITY COUNCIL FORMALLY ADOPTS THIS UPDATED HAZARD MITIGATION PLAN.

RESOLVED THIS 23rd DAY OF June, 2026

(City Seal)

_____
Signed: CITY OF MABLETON MAYOR
Michael Owens

_____
Attest: CITY OF MABLETON CITY CLERK
Susan Hiott

_____
Approved as to form: CITY OF MABLETON ATTORNEY
Emilia Walker-Ashby

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read - Ordinance Updating the Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan Agreement for City of Mableton and General Addendum - Human Resources Director Jeanne Pope

BACKGROUND/SUMMARY: This ordinance is required to make a correction to a typo in the previously adopted agreement. Council previously directed that the first two staff members who worked for the City during set up and transition, Susan Hiott and Lily Smith, have their full-time contractual working history to be included in their calculations for retirement. Susan Hiott became **full-time** on January 10, **2024.** The previous ordinance had January **2023**, which was a typo.

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Mableton General Addendum 6 5 2026 (1)
2. Mableton Adoption Agreement 6 5 2026 (1)
3. Mableton Cover Letter 6 5 2026 (1)

GENERAL ADDENDUM TO THE GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM DEFINED BENEFIT RETIREMENT PLAN ADOPTION AGREEMENT

This is an Addendum to the Adoption Agreement completed by the City of Mableton, Georgia, as follows (complete one or more sections, as applicable):

***** Items (1) through (3) of Pre-approved Addendum–Not Applicable *****

(4) Credited Past Service under the Plan for specified classes of employees (see Section 13 of Adoption Agreement regarding Credited Past Service):

Notwithstanding any provision to the contrary, and in addition to the Credited Past Service granted pursuant to Section 13(A)(1) of the Adoption Agreement, with respect to the Eligible Regular Employees in Service as City Clerk and Executive Assistant to the Mayor on October 1, 2024, (i.e., Susan Hiott and Lily Smith, respectively) service as an independent contractor with the City prior to becoming a common law employee shall count as Credited Past Service under the Plan, as follows:

Susan Hiott: service from January 10, 2024 – April 9, 2024
Lily Smith: service from November 6, 2023 – January 14, 2024

This additional Credited Past Service shall count under the Plan for all purposes (i.e., meeting the minimum Service requirements for Vesting and benefit eligibility, and computing the amount of benefits payable under the Plan), subject to applicable limitations under the Internal Revenue Code, including but not limited to Code Section 415(b).

***** Items (5) through (15) of Pre-approved Addendum–Not Applicable *****

The terms of the foregoing Addendum to the Adoption Agreement are approved by the Mayor and Council of the City of Mableton, Georgia, this _____ day of _____, 20___.

Attest: **CITY OF MABLETON, GEORGIA**

_____ **_____**

City Clerk **Mayor**

(SEAL)

Approved:

_____

City Attorney

The terms of the foregoing Addendum are approved by the Board of Trustees of the Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of the Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

_____

Secretary

GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM

DEFINED BENEFIT RETIREMENT PLAN

AN ORDINANCE
and
ADOPTION AGREEMENT
for

City of Mableton

Form Pre-approved Plan Adoption Agreement
Amended and Restated for Third Six-Year Cycle, 2020 Cumulative List

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I. AN ORDINANCE

An Ordinance to establish the Retirement Plan for the Employees of the City of Mableton, Georgia, in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the foregoing shall constitute a Contract between the City and GMEBS, all as authorized and provided by O.C.G.A. § 47-5-1 et seq.

BE IT ORDAINED by the Mayor and Council of the City of Mableton, Georgia, and it is hereby ordained by the authority thereof:

Section 1. The Retirement Plan for the Employees of the City of Mableton, Georgia, is hereby established as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement.

Ordinance continued on page 37

II. GMEBS DEFINED BENEFIT RETIREMENT PLAN ADOPTION AGREEMENT

1. ADMINISTRATOR

Georgia Municipal Employees Benefit System
201 Pryor Street, SW
Atlanta, Georgia 30303
Telephone: 404-688-0472
Facsimile: 404-577-6663

2. ADOPTING EMPLOYER

Name: **City of Mableton, Georgia**

3. GOVERNING AUTHORITY

Name: **Mableton Mayor and Council**
Address: **1400 Veretans Memorial Highway SE, Ste 134-200, Mableton, GA 30126**
Phone: (**470) 307-5339**
Facsimile:

4. PLAN REPRESENTATIVE

[To represent Governing Authority in all communications with GMEBS and Employees]
(See Section 2.49 of Basic Plan Document)

Name: **City Manager**
Address: **1400 Veretans Memorial Highway SE, Ste 134-200, Mableton, GA 30126**
Phone: (**470) 307-5339**
Facsimile:

5. PENSION COMMITTEE

[Please designate members by position. If not, members of Pension Committee shall be determined in accordance with Article XIV of Basic Plan Document]

Position:
Position:
Position:
Position:
Position:

Pension Committee Secretary: **Human Resources Specialist**
Address: **1400 Veretans Memorial Highway SE, Ste 134-200, Mableton, GA 30126**
Phone: **(404) 927-9502**
Facsimile:

6. TYPE OF ADOPTION

This Adoption Agreement is for the following purpose (**check one**):

☐ This is a new defined benefit plan adopted by the Adopting Employer for its Employees. This plan does not replace or restate an existing defined benefit plan.

☐ This is an amendment and restatement of the Adopting Employer's preexisting non-GMEBS defined benefit plan.

☒ This is an amendment and restatement of the Adoption Agreement previously adopted by the Employer, as follows **(check one or more as applicable):**

- ☒ To update the Plan to comply with the Path Act, and other applicable federal laws and guidance under IRS Notice 2020-14 (the 2020 Cumulative List).

- ☒ To make the following amendments to the Adoption Agreement **(must specify below revisions made in this Adoption Agreement; all provisions must be completed in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: **This is an amendment to clarify the dates of Credited Past Service creditable to the City Clerk in Service on October 1, 2024, for service as an independent contractor prior to becoming a Regular Employee of the City (see General Addendum, Section 4).**

7. EFFECTIVE DATE

NOTE: This Adoption Agreement and any Addendum, with the accompanying Basic Plan Document, is designed to comply with Internal Revenue Code Section 401(a), as applicable to a governmental qualified defined benefit plan, and is part of the GMEBS Defined Benefit Retirement Plan. Plan provisions designed to comply with certain provisions of the Protecting

Americans from Tax Hikes Act of 2015 ("PATH Act"); and Plan provisions designed to comply with certain provisions of additional changes in federal law and guidance from the Internal Revenue Service under Internal Revenue Service Notice 2020-14 (the 2020 Cumulative List) are effective as of the applicable effective dates set forth in the Adoption Agreement and Basic Plan Document. By adopting this Adoption Agreement, with its accompanying Basic Plan Document, the Adopting Employer is adopting a plan document intended to comply with Internal Revenue Code Section 401(a), as updated by the PATH Act and the 2020 Cumulative List with the applicable effective dates.

(1) Complete this item (1) only if this is a new defined benefit plan which does not replace or restate an existing defined benefit plan.

The effective date of this Plan is ____ **(insert effective date of this Adoption Agreement but not earlier than the first day of the current Plan Year in which the Plan is adopted)**.

(2) Complete this item (2) only if this Plan is being adopted to replace a non-GMEBS defined benefit plan.

Except as otherwise specifically provided in the Basic Plan Document or in this Adoption Agreement, the effective date of this restatement shall be _____ **(insert effective date of this Adoption Agreement but not earlier than the first day of the current Plan Year in which the Plan is adopted (unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**. This Plan is intended to replace and serve as an amendment and restatement of the Employer's preexisting plan, which became effective on _____ **(insert original effective date of preexisting plan)**.

(3) Complete this item (3) only if this is an amendment and complete restatement of the Adopting Employer's existing GMEBS defined benefit plan.

Except as otherwise specifically provided in the Basic Plan Document or in this Adoption Agreement, the effective date of this restatement shall be **June 24, 2026** **(insert effective date of this Adoption Agreement but not earlier than the first day of the current Plan Year in which the Plan is adopted (unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**.

This Plan is adopted as an amendment and restatement of the Employer's preexisting GMEBS Adoption Agreement, which became effective on **October 1, 2024** **(insert effective date of most recent Adoption Agreement preceding this Adoption Agreement)**.

The Employer's first Adoption Agreement became effective **October 1, 2024** **(insert effective date of Employer's first GMEBS Adoption Agreement)**. The Employer's GMEBS Plan was originally effective **October 1, 2024** **(insert effective date of Employer's original GMEBS Plan)**. (If the Employer's Plan was originally a non-GMEBS Plan, then the Employer's non-GMEBS Plan was originally effective **October 1, 2024** **(if applicable, insert effective date of Employer's original non-GMEBS Plan)**.)

8. PLAN YEAR

Plan Year means **(check one):**

☐ Calendar Year
☒ Employer Fiscal Year commencing **July 1**.
☐ Other **(must specify month and day commencing)**: _____.

9. CLASSES OF ELIGIBLE EMPLOYEES

Only Employees of the Adopting Employer who meet the Basic Plan Document's definition of "Employee" may be covered under the Adoption Agreement. Eligible Employees shall not include non-governmental employees, independent contractors, leased employees, nonresident aliens, or any other ineligible individuals, and this Section 9 must not be completed in a manner that violates the "exclusive benefit rule" of Internal Revenue Code Section 401(a)(2).

A. Eligible Regular Employees

Regular Employees include Employees, other than elected or appointed members of the Governing Authority or Municipal Legal Officers, who are regularly employed in the services of the Adopting Employer. Subject to the other conditions of the Basic Plan Document and the Adoption Agreement, the following Regular Employees are eligible to participate in the Plan **(check one)**:

☒ **ALL** - All Regular Employees, provided they satisfy the minimum hour and other requirements specified under "Eligibility Conditions" below.

☐ **ALL REGULAR EMPLOYEES EXCEPT** for the following employees **(must specify; specific positions are permissible; specific individuals may not be named)**: _____.

B. Elected or Appointed Members of the Governing Authority

An Adopting Employer may elect to permit participation in the Plan by elected or appointed members of the Governing Authority and/or Municipal Legal Officers, provided they otherwise meet the Basic Plan Document's definition of "Employee" and provided they satisfy any other requirements specified by the Adopting Employer. Municipal Legal Officers to be covered must be specifically identified by position. Subject to the above conditions, the Employer hereby elects the following treatment for elected and appointed officials:

(1) Elected or Appointed Members of the Governing Authority (check one):

☐ **ARE NOT** eligible to participate in the Plan.

☒ **ARE** eligible to participate in the Plan.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date, or special waiting period provision): _____.

(2) Municipal Legal Officers (check one):

☒ **ARE NOT** eligible to participate in the Plan.

☐ **ARE** eligible to participate in the Plan. The term "Municipal Legal Officer" shall include only the following positions **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date) **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

10. ELIGIBILITY CONDITIONS

A. Hours Per Week (Regular Employees)

The Adopting Employer may specify a minimum number of work hours per week which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Regular Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied**. The Employer hereby elects the following minimum hour requirement for Regular Employees:

☐ No minimum
☐ 20 hours/week (regularly scheduled)
☒ 30 hours/week (regularly scheduled)
☐ Other: _____ (must not exceed 40 hours/week regularly scheduled)

Exceptions: If a different minimum hour requirement applies to a particular class or classes of Regular Employees, please specify below the classes to whom the different requirement applies and indicate the minimum hour requirement applicable to them.

Class(es) of Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Minimum hour requirement applicable to excepted Regular Employees:

☐ No minimum
☐ 20 hours/week (regularly scheduled)
☐ 30 hours/week (regularly scheduled)
☐ Other: _____ (must not exceed 40 hours/week regularly scheduled)

B. Months Per Year (Regular Employees)

The Adopting Employer may specify a minimum number of work months per year which are required to be scheduled by Regular Employees in order for them to become and remain

"Eligible Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied**. The Employer hereby elects the following minimum requirement for Regular Employees:

☐ No minimum
☒ At least **10** months per year (regularly scheduled)

Exceptions: If different months per year requirements apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

The months to year requirement for excepted class(es) are:

☐ No minimum
☐ At least _____ months per year (regularly scheduled)

11. WAITING PERIOD

Except as otherwise provided in Section 4.02(b) of the Basic Plan Document, Eligible Regular Employees shall not have a waiting period before participating in the Plan. Likewise, elected or appointed members of the Governing Authority and Municipal Legal Officers, if eligible to participate in the Plan, shall not have a waiting period before participating in the Plan.

12. ESTABLISHING PARTICIPATION IN THE PLAN

Participation in the Plan is considered mandatory for all Eligible Employees who satisfy the eligibility conditions specified in the Adoption Agreement, except as provided in Section 4.03(e) of the Basic Plan Document. However, the Employer may specify below that participation is optional for certain classes of Eligible Employees, including Regular Employees, elected or appointed members of the Governing Authority, Municipal Legal Officers, City Managers, and/or Department Heads. If participation is optional for an Eligible Employee, then in order to become a Participant, the Employee must make a written election to participate within 120 days after employment, election or appointment to office, or if later, the date the Employee first becomes eligible to participate in the Plan. The election is irrevocable, and the failure to make the election within the 120 day time limit shall be deemed an irrevocable election not to participate in the Plan.

Classes for whom participation is optional **(check one)**:

☒ None (Participation is mandatory for all Eligible Employees except as provided in Section 4.03(e) of the Basic Plan Document).
☐ Participation is optional for the following Eligible Employees **(must specify - specific positions are permissible; specific individuals may not be named; all positions or classes specified must be Eligible Employees)**: _____.

13. CREDITED SERVICE

In addition to Current Credited Service the Adopting Employer may include as Credited Service the following types of service:

A. Credited Past Service with Adopting Employer

Credited Past Service means the number of years and complete months of Service with the Adopting Employer prior to the date an Eligible Employee becomes a Participant which are treated as credited service under the Plan.

(1) Eligible Employees Employed on Original Effective Date of GMEBS Plan. With respect to Eligible Employees who are employed by the Adopting Employer on the original Effective Date of the Employer's GMEBS Plan, Service with the Adopting Employer prior to the date the Eligible Employee becomes a Participant (including any Service prior to the Effective Date of the Plan) shall be treated as follows **(check one)**:

☒ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except for Service rendered prior to _____ **(insert date)**.

☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except as follows **(must specify other limitation in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

☐ No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

(2) Previously Employed, Returning to Service after Original Effective Date. If an Eligible Employee is not employed on the original Effective Date of the Employer's GMEBS Plan, but returns to Service with the Adopting Employer sometime after the Effective Date, said Eligible Employee's Service prior to becoming a Participant (including any Service prior the Effective Date) shall be treated as follows **(check one)**:

☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), subject to any limitations imposed above with respect to Eligible Employees employed on the Effective Date.

☐ All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), provided that after returning to employment, the Eligible Employee performs Service equal to the period of the break in Service or one (1) year, whichever is less. Any limitations imposed above with respect to Eligible Employees employed on the Effective Date shall also apply.

☒ No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

Other limitation(s) on Recognition of Credited Past Service **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: ____.

(3) Eligible Employees Initially Employed After Effective Date. If an Eligible Employee's initial employment date is after the original Effective Date of the Employer's GMEBS Plan, said Employee's Credited Past Service shall include only the number of years and complete months of Service from the Employee's initial employment date to the date the Employee becomes a Participant in the Plan.

(4) Newly Eligible Classes of Employees. If a previously ineligible class of Employees becomes eligible to participate in the Plan, the Employer must specify in an addendum to this Adoption Agreement whether and to what extent said Employees' prior service with the Employer shall be treated as Credited Past Service under the Plan.

B. Prior Military Service

Note: This Section does not concern military service required to be credited under USERRA – See Section 3.02 of the Basic Plan Document for rules on the crediting of USERRA Military Service.

(1) Credit for Prior Military Service.

The Adopting Employer may elect to treat military service rendered prior to a Participant's initial employment date or reemployment date as Credited Service under the Plan. Unless otherwise specified by the Employer under "Other Conditions" below, the term "Military Service" shall be as defined in the Basic Plan Document. Except as otherwise required by federal or state law or under "Other Conditions" below, Military Service shall not include service which is credited under any other local, state, or federal retirement or pension plan.

Military Service credited under this Section shall not include any service which is otherwise required to be credited under the Plan by federal or state law. Prior Military Service shall be treated as follows **(check one)**:

☒ Prior Military Service is **not** creditable under the Plan **(if checked, skip to Section 13.C. – Prior Governmental Service)**.

☐ Prior Military Service shall be counted as Credited Service for the following purposes (check one or more as applicable):

- ☐ Computing amount of benefits payable.
- ☐ Meeting minimum service requirements for vesting.
- ☐ Meeting minimum service requirements for benefit eligibility.

(2) Maximum Credit for Prior Military Service.

Credit for Prior Military Service shall be limited to a maximum of _____ years **(insert number)**.

(3) Rate of Accrual for Prior Military Service.

Credit for Prior Military Service shall accrue at the following rate **(check one)**:

☐ One month of military service credit for every _____ month(s) **(insert number)** of Credited Service with the Adopting Employer.

☐ One year of military service credit for every _____ year(s**) (insert number)** of Credited Service with the Adopting Employer.

☐ All military service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years **(insert number)** of Credited Service with the Employer.

☐ Other requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(4) Payment for Prior Military Service Credit (check one):

☐ Participants shall **not** be required to pay for military service credit.

☐ Participants shall be required to pay for military service credit as follows:

☐ The Participant must pay ____% of the actuarial cost of the service credit (as defined below).

☐ The Participant must pay an amount equal to **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Other Conditions for Award of Prior Military Service Credit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: ____.

(5) Limitations on Service Credit Purchases. Unless otherwise specified in an Addendum to the Adoption Agreement, for purposes of this Section and Section 13.C. concerning prior governmental service credit, the term "actuarial cost of service credit" is defined as set forth in the Service Credit Purchase Addendum. In the case of a service credit purchase, the Participant shall be required to comply with any rules and regulations established by the GMEBS Board of Trustees concerning said purchases.

C. Prior Governmental Service

Note: A Participant's prior service with other GMEBS employers shall be credited for purposes of satisfying the minimum service requirements for Vesting and eligibility for Retirement and pre-retirement death benefits as provided under Section 9.05 of the Basic

Plan Document, relating to portability service. This Section 13(C) does not need to be completed in order for Participants to receive this portability service credit pursuant to Section 9.05 of the Basic Plan Document.

(1) Credit for Prior Governmental Service.

The Adopting Employer may elect to treat governmental service rendered prior to a Participant's initial employment date or reemployment date as creditable service under the Plan. Subject to any limitations imposed by law, the term "prior governmental service" shall be as defined by the Adopting Employer below. The Employer elects to treat prior governmental service as follows **(check one)**:

☒ Prior governmental service is **not** creditable under the Plan **(if checked, skip to Section 13.D. – Unused Sick/Vacation Leave)**.

☐ Prior governmental service shall be counted as Credited Service for the following purposes under the Plan **(check one or more as applicable)**:

☐ Computing amount of benefits payable.
☐ Meeting minimum service requirements for vesting.
☐ Meeting minimum service requirements for benefit eligibility.

(2) Definition of Prior Governmental Service.

Prior governmental service shall be defined as follows: **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Unless otherwise specified above, prior governmental service shall include only full-time service (minimum hour requirement same as that applicable to Eligible Regular Employees).

(3) Maximum Credit for Prior Governmental Service.

Credit for prior governmental service shall be limited to a maximum of _____ years **(insert number)**.

(4) Rate of Accrual for Prior Governmental Service Credit.

Credit for prior governmental service shall accrue at the following rate **(check one)**:

☐ One month of prior governmental service credit for every _____ month(s) **(insert number)** of Credited Service with the Adopting Employer.

☐ One year of prior governmental service credit for every _____ year(s) **(insert number)** of Credited Service with the Adopting Employer.

☐ All prior governmental service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years **(insert number)** of Credited Service with the Adopting Employer.

☐ Other requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(5) Payment for Prior Governmental Service Credit.

☐ Participants shall **not** be required to pay for governmental service credit.

☐ Participants shall be required to pay for governmental service credit as follows:

☐ The Participant must pay ____% of the actuarial cost of the service credit.
☐ The Participant must pay an amount equal to **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Other Conditions for Award of Prior Governmental Service Credit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

D. Leave Conversion for Unused Paid Time Off (e.g., Sick, Vacation, or Personal Leave)

(1) Credit for Unused Paid Time Off.

Subject to the limitations in Section 3.01 of the Basic Plan Document, an Adopting Employer may elect to treat accumulated days of unused paid time off for a terminated Participant, for which the Participant is not paid, as Credited Service. The only type of leave permitted to be credited under this provision is leave from a paid time off plan which qualifies as a bona fide sick and vacation leave plan (which may include sick, vacation or personal leave) and which the Participant may take as paid leave without regard to whether the leave is due to illness or incapacity. The Credited Service resulting from the conversion of unused paid time off must not be the only Credited Service applied toward the accrual of a normal retirement benefit under the Plan. The Pension Committee shall be responsible to certify to GMEBS the total amount of unused paid time off that is creditable hereunder.

Important Note: Leave cannot be converted to Credited Service in lieu of receiving a cash payment. If the Employer elects treating unused paid time off as Credited Service, the conversion to Credited Service will be automatic, and the Participant cannot request a cash payment for the unused paid time off.

The Employer elects the following treatment of unused paid time off:

☒ Unused paid time off shall **not** be treated as Credited Service **(if checked, skip to Section 14 – Retirement Eligibility)**.

☐ The following types of unused paid time off for which the Participant is not paid shall be treated as Credited Service under the Plan **(check one or more as applicable)**:

☐ Unused sick leave
☐ Unused vacation leave
☐ Unused personal leave
☐ Other paid time off **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(2) Minimum Service Requirement.

In order to receive credit for unused paid time off, a Participant must meet the following requirement at termination **(check one)**:

☐ The Participant must be 100% vested in a normal retirement benefit.
☐ The Participant must have at least _____ years **(insert number)** of Total Credited Service (not including leave otherwise creditable under this Section).
☐ Other **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(3) Use of Unused Paid Time Off Credit. Unused paid time off for which the Participant is not paid shall count as Credited Service for the following purposes under the Plan **(check one or more as applicable)**:

☐ Computing amount of benefits payable.
☐ Meeting minimum service requirements for vesting.
☐ Meeting minimum service requirements for benefit eligibility.

(4) Maximum Credit for Unused Paid Time Off.

Credit for unused paid time off for which the Participant is not paid shall be limited to a maximum of ____ months **(insert number)**.

(5) Computation of Unused Paid Time Off.

Unless otherwise specified by the Adopting Employer under "Other Conditions" below, each twenty (20) days of creditable unused paid time off shall constitute one (1) complete month of Credited Service under the Plan. Partial months shall not be credited.

(6) Other Conditions (please specify, subject to limitations in Section 3.01 of Basic Plan Document; must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

14. RETIREMENT ELIGIBILITY

A. Early Retirement Qualifications

Early retirement qualifications are **(check one or more as applicable)**:

☒ Attainment of age **55 (insert number)**

☒ Completion of **10** years **(insert number)** of Total Credited Service

Exceptions: If different early retirement eligibility requirements apply to a particular class or classes of Eligible Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Eligible Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Early retirement qualifications for excepted class(es) are **(check one or more as applicable)**:

☐ Attainment of age _____ **(insert number)**

☐ Completion of _____ years **(insert number)** of Total Credited Service

B. Normal Retirement Qualifications

Note: Please complete this Section and also list "Alternative" Normal Retirement Qualifications, if any, in Section 14.C.

(1) Regular Employees

Normal retirement qualifications for Regular Employees are **(check one or more as applicable)**:

☒ Attainment of age **62 (insert number)**

☒ Completion of **5** years **(insert number)** of Total Credited Service

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Exceptions: If different normal retirement qualifications apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Class(es) of Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Normal retirement qualifications for excepted class(es) are **(check one or more as applicable)**:

☐ Attainment of age _____ **(insert number)**

☐ Completion of _____ years **(insert number)** of Total Credited Service

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(2) Elected or Appointed Members of Governing Authority

Complete this Section only if elected or appointed members of the Governing Authority or Municipal Legal Officers are permitted to participate in the Plan. Normal retirement qualifications for this class are **(check one or more as applicable)**:

☒ Attainment of age **62** **(insert number)**

☐ Completion of _____ years **(insert number)** of Total Credited Service

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Exceptions: If different normal retirement qualifications apply to particular elected or appointed members of the Governing Authority or Municipal Legal Officers, the Employer must specify

below to whom the different requirements apply and indicate below the requirements applicable to them.

Particular elected or appointed members of the Governing Authority or Municipal Legal Officers to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Normal retirement qualifications for excepted elected or appointed members of the Governing Authority or Municipal Legal Officers are **(check one or more as applicable)**:

☐ Attainment of age _____ **(insert number)**

☐ Completion of _____ years **(insert number)** of Total Credited Service

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

C. Alternative Normal Retirement Qualifications

The Employer may elect to permit Participants to retire with unreduced benefits after they satisfy service and/or age requirements other than the regular normal retirement qualifications specified above. The Employer hereby adopts the following alternative normal retirement qualifications:

Alternative Normal Retirement Qualifications (check one or more, as applicable):

(1) ☒ Not applicable (the Adopting Employer does not offer alternative normal retirement benefits under the Plan).

(2) ☐ **Alternative Minimum Age & Service Qualifications (if checked, please complete one or more items below, as applicable):**

☐ Attainment of age _____ **(insert number)**

☐ Completion of _____ years **(insert number)** of Total Credited Service

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately

above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:__.

This alternative normal retirement benefit is available to:

☐ All Participants who qualify.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: ☐ is required ☐ is not required to be in the service of the Employer at the time the Participant satisfies the above qualifications in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(3) ☐ **Rule of _____ (insert number)**. The Participant's combined Total Credited Service and age must equal or exceed this number. Please complete additional items below:

To qualify for this alternative normal retirement benefit, the Participant **(check one or more items below, as applicable)**:

☐ Must have attained at least age _____ **(insert number)**

☐ Must not satisfy any minimum age requirement

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

☐ All Participants who qualify.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: ☐ is required ☐ is not required to be in the service of the Employer at the time the Participant satisfies the Rule in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(4) ☐ **Alternative Minimum Service**. A Participant is eligible for an alternative normal retirement benefit if the Participant has at least _____ years **(insert number)** of Total Credited Service, regardless of the Participant's age.

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum service requirement specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:__.

This alternative normal retirement benefit is available to:

☐ All Participants who qualify.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: ☐ is required ☐ is not required to be in the service of the Employer at the time the Participant satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(5) ☐ **Other Alternative Normal Retirement Benefit**.

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

☐ In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

☐ All Participants who qualify.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: ☐ is required ☐ is not required to be in the service of the Employer at the time the Participant satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(6) ☐ **Other Alternative Normal Retirement Benefit for Public Safety Employees Only**.

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

☐ In-Service Distribution to Eligible Employees who are Public Safety Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution Described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to

account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: ☐ all Participants ☐ only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

This alternative normal retirement benefit is available to:

☐ All public safety employee Participants who qualify.

☐ Only the following public safety employee Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A public safety employee Participant **(check one)**: ☐ is required ☐ is not required to be in the service of the Employer at the time the Participant satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Note: "Public safety employees" are defined under the Internal Revenue Code for this purpose as employees of a State or political subdivision of a State who provide police protection, firefighting services, or emergency medical services for any area within the jurisdiction of such State or political subdivision.

D. Disability Benefit Qualifications

Subject to the other terms and conditions of the Basic Plan Document and except as otherwise provided in an Addendum to this Adoption Agreement, disability retirement qualifications are based upon Social Security Administration award criteria or as otherwise provided under Section 2.23 of the Basic Plan Document. The Disability Retirement benefit shall commence as of the Participant's Disability Retirement Date under Section 2.24 of the Basic Plan Document.

To qualify for a disability benefit, a Participant must have the following minimum number of years of Total Credited Service **(check one)**:

☐ Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
☐ No minimum.
☒ **1** year(s) **(insert number)** of Total Credited Service.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

15. RETIREMENT BENEFIT COMPUTATION

A. Maximum Total Credited Service

The number of years of Total Credited Service which may be used to calculate a benefit is **(check one or all that apply)**:

☒ not limited.

☐ limited to _____ years for all Participants.

☐ limited to _____ years for the following classes of Eligible Regular Employees:

- ☐ All Eligible Regular Employees.
- ☐ Only the following Eligible Regular Employees: _____.

☐ limited to _____ years as an elected or appointed member of the Governing Authority.

☐ limited to _____ years as a Municipal Legal Officer.

☐ Other **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

B. Monthly Normal Retirement Benefit Amount

(1) Regular Employee Formula

The monthly normal retirement benefit for Eligible Regular Employees shall be 1/12 of **(check and complete one or more as applicable)**:

☒ (a) **Flat Percentage Formula**. **2.0% (insert percentage)** of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee.

This formula applies to:

- ☒ All Participants who are Regular Employees.
- ☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

☐ (b) **Alternative Flat Percentage Formula**. _____**% (insert percentage)** of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee. This formula applies to the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

☐ (c) **Split Final Average Earnings Formula**. _____ % **(insert percentage)** of Final Average Earnings up to the amount of **Covered Compensation (see subsection (2) below for definition of Covered Compensation)**, plus _____% **(insert percentage)** of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.

This formula applies to:

☐ All Participants who are Regular Employees.
☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____.

☐ (d) **Alternative Split Final Average Earnings Formula**. _____% **(insert percentage)** of Final Average Earnings up to the amount of **Covered Compensation (see subsection (2) below for definition of Covered Compensation)**, plus _____% **(insert percentage)** of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.

This formula applies to:

☐ All Participants.
☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

[Repeat above subsections as necessary for each applicable benefit formula and Participant class covered under the Plan.]

(2) Covered Compensation (complete only if Split Formula(s) is checked above):

Covered Compensation is defined as (check one or more as applicable):

☐ (a) **A.I.M.E. Covered Compensation** as defined in Section 2.18 of the Basic Plan Document. This definition of Covered Compensation shall apply to **(check one)**:

☐ All Participants who are Regular Employees.
☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:
_____.

☐ (b) **Dynamic Break Point** Covered Compensation as defined in Section 2.19 of the Basic Plan Document. This definition of Covered Compensation shall apply to **(check one)**:

☐ All Participants who are Regular Employees.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____ _____.

☐ (c) **Table Break Point** Covered Compensation as defined in Section 2.20 of the Basic Plan Document. This definition of Covered Compensation shall apply to **(check one)**:

☐ All Participants who are Regular Employees.
☐ Only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

☐ (d) **Covered Compensation** shall mean a Participant's annual Earnings that do not exceed $_____ **(specify amount)**. This definition shall apply to **(check one)**:

☐ All Participants who are Regular Employees.
☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(3) Final Average Earnings

Unless otherwise specified in an Addendum to the Adoption Agreement, Final Average Earnings is defined as the monthly average of Earnings paid to a Participant by the Adopting Employer for the **60 (insert number not to exceed 60)** consecutive months of Credited Service preceding the Participant's most recent Termination in which the Participant's Earnings were the highest, multiplied by 12. Note: GMEBS has prescribed forms for calculation of Final Average Earnings that must be used for this purpose.

This definition of Final Average Earnings applies to:

☒ All Participants who are Regular Employees.
☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

[Repeat above subsection as necessary for each applicable definition and Participant class covered under the Plan.]

(4) Formula for Elected or Appointed Members of the Governing Authority

The monthly normal retirement benefit for members of this class shall be as follows **(check one)**:

☐ Not applicable (elected or appointed members of the Governing Authority or Municipal Legal Officers are not permitted to participate in the Plan).

☒ **$50.00 (insert dollar amount)** per month for each year of Total Credited Service as an elected or appointed member of the Governing Authority or Municipal Legal Officer (service of at least 6 months and 1 day is treated as a year of Total Credited Service;

provided, however, than an elected or appointed member of the Governing Authority or Municipal Legal Officer may accrue a maximum of one year of Total Credited Service for every 12-month period of Service as an elected or appointed member of the Governing Authority or Municipal Legal Officer).

This formula applies to:

☒ All elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate.

☐ Only the following elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

[Repeat above subsection as necessary for each applicable formula for classes of elected or appointed members covered under the Plan.]

C. Monthly Early Retirement Benefit Amount

Check and complete one or more as applicable:

☒ (1) **Standard Early Retirement Reduction Table**. The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced on an Actuarially Equivalent basis in accordance with Section 12.01 of the Basic Plan Document to account for early commencement of benefits. This provision shall apply to:

☒ All Participants.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____.

☐ (2) **Alternative Early Retirement Reduction Table**. The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced to account for early commencement of benefits based on the following table. This table shall apply to:

☐ All Participants.

☐ Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:_____.

Alternative Early Retirement Reduction Table

Number of Years Before [Age (Insert Normal Retirement Age)] (check as applicable)	**Percentage of Normal Retirement Benefit* (complete as applicable)**
☐ 0	1.000
☐ 1	0.___
☐ 2	0.___
☐ 3	0.___
☐ 4	0.___
☐ 5	0.___
☐ 6	0.___
☐ 7	0.___
☐ 8	0.___
☐ 9	0.___
☐ 10	0.___
☐ 11	0.___
☐ 12	0.___
☐ 13	0.___
☐ 14	0.___
☐ 15	0.___

*Interpolate for whole months

D. Monthly Late Retirement Benefit Amount (check one):

☒ (1) The monthly Late Retirement benefit shall be computed in the same manner as the Normal Retirement Benefit, based upon the Participant's Accrued Benefit as of the Participant's Late Retirement Date.

☐ (2) The monthly Late Retirement benefit shall be the greater of: (1) the monthly retirement benefit accrued as of the Participant's Normal Retirement Date, actuarially increased in accordance with the actuarial table contained in Section 12.05 of the Basic Plan Document; or (2) the monthly retirement benefit accrued as of the Participant's Late Retirement Date, without further actuarial adjustment under Section 12.06 of the Basic Plan Document.

E. Monthly Disability Benefit Amount

The amount of the monthly Disability Benefit shall be computed in the same manner as the Normal Retirement benefit, based upon the Participant's Accrued Benefit as of the Participant's Disability Retirement Date.

Minimum Disability Benefit. The Adopting Employer may set a minimum Disability Benefit. The Employer elects the following minimum Disability benefit **(check one)**:

☐ Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).

☐ No minimum is established.

☒ No less than **(check one):** ☒ 20% ☐ 10% ☐ ____% **(if other than 20% or 10% insert percentage amount)** of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding the Participant's Termination of Employment as a result of a Disability. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)

☐ No less than **(check one):** ☐ 66 2/3 % ☐ _____% **(if other than 66 2/3%, insert percentage amount)** of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding the Participant's Termination of Employment as a result of a Disability, less any monthly benefits paid from federal Social Security benefits as a result of disability as reported by the Employer. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)

F. Minimum/Maximum Benefit For Elected Officials

In addition to any other limitations imposed by federal or state law, the Employer may impose a cap on the monthly benefit amount that may be received by elected or appointed members of the Governing Authority. The Employer elects **(check one)**:

☐ Not applicable (elected or appointed members of the Governing Authority do not participate in the Plan).

☐ No minimum or maximum applies.

☒ Monthly benefit for Service as an elected or appointed member of the Governing Authority may not exceed 100% of the Participant's final salary as an elected or appointed member of the Governing Authority.

☐ Other minimum or maximum **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

G. Multiple Plans

In the event that the Employer maintains multiple plans, the following provisions will apply to the extent necessary to satisfy Code § 415.

_____

_____

16. SUSPENSION OF BENEFITS FOLLOWING BONA FIDE SEPARATION OF SERVICE; COLA

A. <u>Re-Employment as Eligible Employee After Normal, Alternative Normal, or Early Retirement and Following Bona Fide Separation of Service (see Basic Plan Document Section 6.06(c) Regarding Re-Employment as an Ineligible Employee and Basic Plan Document Section 6.06(e) and (f) Regarding Re-Employment After Disability Retirement)</u>

(1) Reemployment After Normal or Alternative Normal Retirement. In the event that a Retired Participant 1) is reemployed with the Employer as an Eligible Employee (as defined in the Plan) after the Participant's Normal or Alternative Normal Retirement Date and after a Bona Fide Separation from Service, or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) due to the addition of such class to the Plan after the Participant's Normal or Alternative Normal Retirement Date, the following rule shall apply **(check one)**:

☒ (a) The Participant's benefit shall be suspended in accordance with Section 6.06(a)(1) of the Basic Plan Document for as long as the Participant remains employed.

☐ (b) The Participant may continue to receive retirement benefits in accordance with Section 6.06(b) of the Basic Plan Document. This rule shall apply to **(check one)**: ☐ all Retired Participants ☐ only the following classes of Retired Participants **(must specify (specific positions are permissible; specific individuals may not be named) - benefits of those Retired Participants not listed shall be suspended in accordance with Section 6.06(a) of the Basic Plan Document if they return to work with the Employer)**: _____.

(2) Reemployment After Early Retirement. In the event a Participant Retires with an Early Retirement benefit after a Bona Fide Separation from Service 1) is reemployed with the Employer as an Eligible Employee before the Participant's Normal Retirement Date; or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) before the Participant's Normal Retirement Date due to the addition of such class to the Plan, the following rule shall apply **(check one or more as applicable)**:

(a) ☒ The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Basic Plan Document for as long as the Participant remains employed.

This rule shall apply to **(check one)**: ☒ all Retired Participants; ☐ only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(b) ☐ The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Basic Plan Document. However, the Participant may begin receiving benefits after satisfying the qualifications for Normal Retirement or Alternative Normal Retirement, as applicable, and after satisfying the minimum age parameters of Section 6.06(a)(3) of the Basic Plan Document, in accordance with Section 6.06(b)(2)(B)(i) of the Basic Plan Document.

This rule shall apply to **(check one)**: ☐ all Retired Participants; ☐ only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(c) ☐ The Participant's Early Retirement benefit shall continue in accordance with Section 6.06(b)(2)(B)(ii) of the Basic Plan Document.

This rule shall apply to **(check one)**: ☐ all Retired Participants; ☐ only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

B. Cost Of Living Adjustment

The Employer may elect to provide for an annual cost-of-living adjustment (COLA) in the amount of benefits being received by Retired Participants and Beneficiaries, which shall be calculated and paid in accordance with the terms of the Basic Plan Document. The Employer hereby elects the following **(check one)**:

☐ (1) No cost-of-living adjustment.

☒ (2) Variable Annual cost-of-living adjustment not to exceed **5.0% (insert percentage)**.

☐ (3) Fixed annual cost-of-living adjustment equal to _____% **(insert percentage)**.

The above cost-of-living adjustment shall apply with respect to the following Participants (and their Beneficiaries) **(check one)**:

☒ All Participants (and their Beneficiaries).
☐ Participants (and their Beneficiaries) who terminate employment on or after _____ **(insert date)**.
☐ Other **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)); specific positions are permissible; specific individuals may not be named)**: _____.

The Adjustment Date for the above cost-of-living adjustment shall be (if not specified, the Adjustment Date shall be January 1): _____.

17. TERMINATION OF EMPLOYMENT BEFORE RETIREMENT; VESTING

A. Eligible Regular Employees

Subject to the terms and conditions of the Basic Plan Document, a Participant who is an Eligible Regular Employee and whose employment is terminated for any reason other than death or retirement shall earn a vested right in the Participant's accrued retirement benefit in accordance with the following schedule **(check one):**

☐ **No Vesting schedule (immediate Vesting)**.

☒ **Cliff Vesting Schedule**. Benefits shall be 100% vested after the Participant has a minimum of **5** years **(insert number not to exceed 10)** of Total Credited Service. Benefits remain 0% vested until the Participant satisfies this minimum.

☐ **Graduated Vesting Schedule**. Benefits shall become vested in accordance with the following schedule **(insert percentages)**:

COMPLETED YEARS OF TOTAL CREDITED SERVICE	VESTED PERCENTAGE
1	%
2	%
3	%
4	%
5	%
6	%
7	%
8	%
9	%
10	%

Exceptions: If a vesting schedule other than that specified above applies to a special class(es) of Regular Employees, the Employer must specify the different vesting schedule below and the class(es) to whom the different vesting schedule applies.

Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Vesting Schedule for excepted class **(Must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i). Must be at least as favorable as one of the following schedules: (i) 15-year cliff vesting, (ii) 20-year graded vesting, or (iii) for qualified public safety employees, 20-year cliff vesting.)**: _____.

B. Elected or Appointed Members of the Governing Authority

Subject to the terms and conditions of the Basic Plan Document, a Participant who is an elected or appointed member of the Governing Authority or a Municipal Legal Officer shall earn a vested right in the Participant's accrued retirement benefit for Credited Service in such capacity in accordance with the following schedule **(check one)**:

☐ Not applicable (elected or appointed members of the Governing Authority are not permitted to participate in the Plan).

☒ No Vesting schedule (immediate Vesting).

☐ Other vesting schedule **(Must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i). Must be at least as favorable as one of the following schedules: (i) 15-year cliff vesting, (ii) 20-year graded vesting, or (iii) for qualified public safety employees, 20-year cliff vesting.)**: _____.

18. PRE-RETIREMENT DEATH BENEFITS

A. In-Service Death Benefit

Subject to the terms and conditions of the Basic Plan Document, the Employer hereby elects the following in-service death benefit, to be payable in the event that an eligible Participant's employment with the Employer is terminated by reason of the Participant's death prior to Retirement **(check and complete one)**:

(1) ☒ **Auto A Death Benefit**. A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant, had the Participant elected a 100% joint and survivor benefit under Section 7.03 of the Basic Plan Document. In order to be eligible for this benefit, a Participant must meet the following requirements **(check one)**:

☒ The Participant must be vested in a normal retirement benefit.

☐ The Participant must have _____ years **(insert number)** of Total Credited Service.

☐ The Participant must be eligible for Early or Normal Retirement.

☐ Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(2) ☐ **Actuarial Reserve Death Benefit**. A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, actuarially equivalent to the reserve required for the Participant's anticipated Normal Retirement benefit, provided the Participant meets the following eligibility conditions **(check one)**:

☐ The Participant shall be eligible upon satisfying the eligibility requirements of Section 8.02(c) of the Basic Plan Document.

☐ The Participant must have _____ years **(insert number)** of Total Credited Service.

☐ Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

Imputed Service. For purposes of computing the actuarial reserve death benefit, the Participant's Total Credited Service shall include **(check one)**:

☐ Total Credited Service accrued prior to the date of the Participant's death.

☐ Total Credited Service accrued prior to the date of the Participant's death, plus **(check one)**: ☐ one-half (½) ☐ _____ **(insert other fraction)** of the Service between such date of death and what would otherwise have been the Participant's Normal Retirement Date. **(See Basic Plan Document Section 8.02(b) regarding 10-year cap on additional Credited Service.)**

Minimum In-Service Death Benefit for Vested Employees Equal to Terminated Vested Death Benefit. Unless otherwise specified under "Exceptions" below, if a Participant's employment is terminated by reason of the Participant's death prior to Retirement, and if as of the date of death the Participant is vested but does not qualify for the in-service death benefit, then the Auto A Death Benefit will be payable, provided the Auto A Death Benefit is made available to terminated vested employees under the Adoption Agreement (see "Terminated Vested Death Benefit" below).

(3) **Exceptions**: If an in-service death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit **(must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415)**: _____.

Participants to whom alternative death benefit applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Eligibility conditions for alternative death benefit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

B. Terminated Vested Death Benefit

(1) Complete this Section only if the Employer offers a terminated vested death benefit. The Employer may elect to provide a terminated vested death benefit, to be payable in the event that a Participant who is vested dies after termination of employment but before Retirement benefits commence. Subject to the terms and conditions of the Basic Plan Document, the Employer hereby elects the following terminated vested death benefit **(check one)**:

☒ **Auto A Death Benefit**. A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant had the Participant elected a 100% joint and survivor benefit under Section 7.03 of the Basic Plan Document.

☐ **Accrued Retirement Benefit**. A monthly benefit payable to the Participant's Pre-Retirement Beneficiary which shall be actuarially equivalent to the Participant's Accrued Normal Retirement Benefit determined as of the date of death.

(2) Exceptions: If a terminated vested death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit **(must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415)**: _____.

Participants to whom alternative death benefit applies **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

Eligibility conditions for alternative death benefit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

19. EMPLOYEE CONTRIBUTIONS

(1) Employee contributions (check one):

☒ Are not required.

☐ Are required in the amount of _____ % **(insert percentage)** of Earnings for all Participants.

☐ Are required in the amount of _____ % **(insert percentage)** of Earnings for Participants in the following classes **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

[Repeat above subsection as necessary if more than one contribution rate applies.]

(2) Pre-Tax Treatment of Employee Contributions. If Employee Contributions are required in Subsection (1) above, an Adopting Employer may elect to "pick up" Employee Contributions to the Plan in accordance with IRC Section 414(h). In such case, Employee Contributions shall be made on a pre-tax rather than a post-tax basis, provided the requirements of IRC Section 414(h) are met. If the Employer elects to pick up Employee Contributions, it is the Employer's responsibility to ensure that Employee Contributions are paid and reported in accordance with IRC Section 414(h). The Adopting Employer must not report picked up contributions as wages subject to federal income tax withholding.

The Employer hereby elects **(check one)**:

☐ To pick up Employee Contributions. By electing to pick up Employee Contributions, the Adopting Employer specifies that the contributions, although designated as Employee Contributions, are being paid by the Employer in lieu of Employee Contributions. The Adopting Employer confirms that the executor of this Adoption Agreement is duly authorized to take this action as required to pick up contributions. This pick-up of contributions applies prospectively, and it is evidenced by this contemporaneous written document. On and after the date of the pick-up of contributions, a Participant does not have a cash or deferred election right (within the meaning of Treasury Regulation Section 1.401(k)-1(a)(3)) with respect to the designated Employee Contributions, which includes not having the option of receiving the amounts directly instead of having them paid to the Plan.

☐ Not to pick up Employee Contributions.

(3) Interest on Employee Contributions. The Adopting Employer may elect to pay interest on any refund of Employee Contributions.

☐ Interest shall not be paid.

☐ Interest shall be paid on a refund of Employee Contributions at a rate established by GMEBS from time to time.

☐ Other rate of interest **(must specify rate in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

20. MODIFICATION OF THE TERMS OF THE ADOPTION AGREEMENT

If an Adopting Employer desires to amend any of its elections contained in this Adoption Agreement (or any Addendum), the Governing Authority by official action must adopt an amendment of the Adoption Agreement (or any Addendum) or a new Adoption Agreement (or Addendum) must be adopted and forwarded to the Board for approval. The amendment of the new Adoption Agreement (or Addendum) is not effective until approved by the Board and other procedures required by the Plan have been implemented.

The Administrator will timely inform the Adopting Employer of any amendments made by the Board to the Plan.

21. TERMINATION OF THE ADOPTION AGREEMENT

This Adoption Agreement (and any Addendum) may be terminated only in accordance with the Plan. The Administrator will inform the Adopting Employer in the event the Board should decide to discontinue this pre-approved plan program.

22. EMPLOYER ADOPTION AND AUTHORIZATION FOR AMENDMENTS

Adoption. The Adopting Employer hereby adopts the terms of the Adoption Agreement and any Addendum, which is attached hereto and made a part of this ordinance. The Adoption Agreement (and, if applicable, the Addendum) sets forth the Employees to be covered by the Plan, the benefits to be provided by the Adopting Employer under the Plan, and any conditions imposed by the Adopting Employer with respect to, but not inconsistent with, the Plan. The Adopting Employer reserves the right to amend its elections under the Adoption Agreement and any Addendum, so long as the amendment is not inconsistent with the Plan or the Internal Revenue Code or other applicable law and is approved by the Board of Trustees of GMEBS. The Adopting Employer acknowledges that it may not be able to rely on the pre-approved plan opinion letter if it makes certain elections under the Adoption Agreement or the Addendum, and that the failure to properly complete the Adoption Agreement may result in a failure of the Adopting Employer's Plan to be a qualified plan.

The Adopting Employer hereby agrees to abide by the Basic Plan Document, Trust Agreement, and rules and regulations adopted by the Board of Trustees of GMEBS, as each may be amended from time to time, in all matters pertaining to the operation and administration of the Plan. It is intended that the Act creating the Board of Trustees of GMEBS, this Plan, and the rules and regulations of the Board are to be construed in harmony with each other. In the event of a conflict between the provisions of any of the foregoing, they shall govern in the following order:

(1) The Act creating the Board of Trustees of The Georgia Municipal Employees' Benefit System, O.C.G.A. Section 47-5-1 *et seq*. (a copy of which is included in the Appendix to the Basic Defined Benefit Plan Document) and any other applicable provisions of O.C.G.A. Title 47;

(2) The Basic Defined Benefit Plan Document and Trust Agreement;

(3) This Ordinance and Adoption Agreement (and any Addendum); and

(4) The rules and regulations of the Board.

In the event that any section, subsection, sentence, clause or phrase of this Plan shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions or the other section or sections, subsections, sentences, clauses or phrases of this Plan, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part hereof. The Governing Authority hereby declares that it would have passed the remaining parts of this Plan or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

This Adoption Agreement (and any Addendum) may only be used in conjunction with Georgia Municipal Employees Benefit System Basic Defined Benefit Retirement Plan Document approved by the Internal Revenue Service under opinion letter Q705465a dated August 31, 2023. The Adopting Employer understands that failure to properly complete this Adoption Agreement (or any Addendum), or to operate and maintain the Plan and Trust in accordance with the terms of the completed Adoption Agreement (and any Addendum), Basic Plan Document and Trust, may result in disqualification of the Adopting Employer's Plan under the Internal Revenue Code. Inquiries regarding the adoption of the Plan, the meaning of Plan provisions, or the effect of the IRS opinion letter should be directed to the Administrator. The Administrator is Georgia Municipal Employees Benefit System, with its primary business offices located at: 201 Pryor Street, SW, Atlanta, Georgia, 30303. The business telephone number is: (404) 688-0472. The primary person to contact is: GMEBS Legal Counsel.

Authorization for Amendments. Effective on and after February 17, 2005, the Adopting Employer hereby authorizes the pre-approved plan provider who sponsors the Plan on behalf of GMEBS to prepare amendments to the Plan, for approval by the Board, on its behalf as provided under Revenue Procedure 2005-16, as superseded by Revenue Procedure 2015-36, Revenue Procedure 2011-49, and Announcement 2005-37. Effective January 1, 2013, Georgia Municipal Association, Inc., serves as the pre-approved plan provider for the Plan. Employer notice and signature requirements were met for the Adopting Employer before the effective date of February 17, 2005. The Adopting Employer understands that the implementing amendment reads as follows:

> On and after February 17, 2005, the Board delegates to the Provider the authority to advise and prepare amendments to the Plan, for approval by the Board, on behalf of all Adopting Employers, including those Adopting Employers who have adopted the Plan prior to the January 1, 2013, restatement of the Plan, for changes in the Code, the regulations thereunder, revenue rulings, other statements published by Internal Revenue Service, including model, sample, or other required good faith amendments (but only if their adoption will not cause such Plan to be individually designed), and for corrections of prior approved plans. These amendments shall be applied to all Adopting Employers. Employer notice and signature requirements have been met for all Adopting Employers before the effective date of February 17, 2005. In any event, any amendment

prepared by the Practitioner and approved by the Board will be provided by the Administrator to Adopting Employers.

Notwithstanding the foregoing paragraph, no amendment to the Plan shall be prepared on behalf of any Adopting Employer as of either:

- the date the Internal Revenue Service requires the Adopting Employer to file Form 5300 as an individually designed plan as a result of an amendment by the Adopting Employer to incorporate a type of Plan not allowable in a pre-approved plan as described in Revenue Procedure 2017-41; or

- as of the date the Plan is otherwise considered an individually designed plan due to the nature and extent of the amendments.

If the Adopting Employer is required to obtain a determination letter for any reason in order to maintain reliance on the opinion letter, the Provider's authority to amend the Plan on behalf of the Adopting Employer is conditioned on the Plan receiving a favorable determination letter.

The Adopting Employer further understands that, if it does not give its authorization hereunder or, in the alternative, adopt another pre-approved plan, its Plan will become an individually designed plan and will not be able to rely on the pre-approved plan opinion letter.

Reliance on Opinion Letter. As provided in Revenue Procedure 2017-41, the Adopting Employer may rely on the Plan's opinion letter, provided that the Adopting Employer's Plan is identical to the GMEBS Plan, and the Adopting Employer has not amended or made any modifications to the Plan other than to choose the options permitted under the Plan, Adoption Agreement, and any Addendum.

AN ORDINANCE (continued from page 1)

Section 2. Except as otherwise specifically required by law or by the terms of the Basic Plan Document or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment with the City was terminated or who vacated office with the City for any reason whatsoever prior to the effective date of this Ordinance are fixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Ordinance shall be June 24, 2026 **(not earlier than the first day of the current Plan Year in which the Plan is adopted, unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**.

Section 4. All Ordinances and parts of ordinances in conflict herewith are expressly repealed.

Approved by the Mayor and Council of the City of Mableton, Georgia, this _____ day of _____, 20_____.

Attest: CITY OF MABLETON, GEORGIA

_____ _____

City Clerk Mayor

(SEAL)

Approved:

_____

City Attorney

The terms of the foregoing Adoption Agreement are approved by the Board of Trustees of Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

_____

Secretary

GEORGIA MUNICIPAL ASSOCIATION

RISK MANAGEMENT AND EMPLOYEE BENEFITS SERVICES

EXECUTIVE STAFF

Larry H. Hanson
CEO and Executive Director

Randy Logan
Deputy Executive Director

June 5, 2026

TRANSMITTED VIA E-MAIL
(rochelle.blalock@mableton.gov)

Ms. Rochelle Blalock
Human Resources Specialist
City of Mableton
1400 Veterans Memorial Hwy SE, Suite 134-200
Mableton, GA 30126-2952

RE: City of Mableton GMEBS Defined Benefit Retirement Plan; Amendment to Clarify Period of Past Credited Service Granted to City Clerk for Service as Independent Contractor

Dear Ms. Blalock:

Per the city's request, enclosed please find a draft Adoption Agreement and a draft General Addendum for the city of Mableton's Georgia Municipal Employees Benefit System ("GMEBS") Defined Benefit Retirement Plan ("Plan"). The amendment clarifies that the current City Clerk's (i.e., Susan Hiott's) period of service with the city from January 10, 2024 – April 9, 2024, as an independent contractor prior to becoming an eligible regular employee will count as credited past service under the Plan (see General Addendum, Section 4).

The Adoption Agreement provides that the amendment will become effective June 24, 2026. **Please note that per O.C.G.A. § 47-5-40, the Adoption Agreement has been drafted in the form of an ordinance**.

If the city would like changes to the draft documents, please let us know before approving them so we can make any necessary revisions. Otherwise, please have the designated representatives sign and date the documents where indicated (Adoption Agreement, p. 37, General Addendum, p. 2) and email them to Ms. Gina Taylor at gtaylor@gacities.com. We will then countersign and return the executed documents to you for your files. If you have any questions, please feel free to contact me at (678) 686-6236 or kjeselnik@gacities.com.

Sincerely,

Kevin Jeselnik

Kevin H. Jeselnik
Senior Assistant General Counsel

Encl.

C: Ms. Emilia Walker-Ashby, City Attorney, City of Mableton (w/ encl.)
Ms. Marinetty Bienvenu, Director, Employee Benefit Services (w/o encl.)
Ms. Michelle Warner, Director, Retirement Field Services and DC Program (w/o encl.)
Ms. Gwin Hall, Senior Associate General Counsel (w/o encl.)

AGENDA ITEM MEMORANDUM

MEETING OF: June 23, 2026
DEPARTMENT: [DEPARTMENT]

ISSUE/AGENDA ITEM TITLE: First Read: Ordinance Setting a Millage Rate for the Public Safety Services District

BACKGROUND/SUMMARY:

BUDGETED/FINANCIAL IMPACT – FUND:

RECOMMENDATION:

ATTACHMENTS:
1. Ord Est Public Safety Special Service District Millage Rate Rev. 6.22.26

STATE OF GEORGIA **ORD**
COBB COUNTY
CITY OF MABLETON

AN ORDINANCE ESTABLISHING A MILLAGE RATE FOR THE MABLETON PUBLIC SAFETY SPECIAL SERVICE DISTRICT AND FOR OTHER LAWFUL PURPOSES

WHEREAS, the City of Mableton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia;

WHEREAS, the duly elected governing authority of the City is the Mayor and Council ("City Council") thereof;

WHEREAS, public safety is of the upmost importance to the City Council;

WHEREAS, the Georgia Constitution provides that "special districts may be created for the provision of local government services within such districts; and fees, assessments, and taxes may be levied and collected within such districts to pay, wholly or partially, the cost of providing such services therein and to construct and maintain facilities therefor." Ga. Const. Art. 9, § 2, ¶ VI(c);

WHEREAS, on or about December of 2025, the City Council established a public safety special district, known as the "Mableton Public Safety Special Service District" and/or "Public Safety SSD", to ensure that public safety needs are fully addressed and met within the City;

WHEREAS, the boundaries of the Mableton Public Safety Special Service District shall consist of all real property parcels lying within the corporate limits of the City;

WHEREAS, the City desires through this Ordinance to establish the millage rate for the Public Safety SSD; and

WHEREAS, the City Council finds this Ordinance to be in the best interests of the health, safety and welfare of the City, including City residents, businesses and visitors.

IT IS HEREBY ORDAINED by the governing authority of the City of Mableton, as follows:

Section 1.

a. Assessment and Exemptions. The Mableton Public Safety Special Service District shall be funded in whole or in part by an ad valorem tax assessed on all real and personal property within the Mableton Public Safety Special Service District that is subject to ad valorem taxation by the State of Georgia and Cobb County. The millage rate for the Mableton Public Safety Special Service District, effective as of the date and year of the adoption of this Ordinance, shall be four and one half (4.5) mills. The millage rate of the Mableton Public Safety Special Service District for future years thereafter shall be set annually by the City Council, or if the City Council takes no action to set the millage rate for any year, the Mableton Public Safety Special Service District millage rate for such year shall be the Mableton Public Safety Special Service District millage rate set and/or applied by the City for the immediately preceding year. Any assessment authorized against properties within the Mableton Public Safety Special Service District shall be assessed, levied, collected and/or enforced as authorized by law, including with any applicable federal, state and local tax exemptions.

b. Special District Term. The Mableton Public Safety Special Service District shall continue in perpetuity for the purposes described herein, unless terminated by the City.

****

Section 2. It is hereby declared to be the intention of the City Council that:

a) All Ordinances and parts of Ordinances in conflict with this Ordinance are hereby repealed.
b) All sections, paragraphs, sentences and phrases of this Ordinance are or were, upon their enactment, believed by the City Council to be fully valid, enforceable and constitutional.
c) To the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. No section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
d) In the event any portion of this Ordinance shall be declared or adjudged invalid or unconstitutional, it is the intention of the City Council of the City that such adjudication shall in no manner affect the other sections, sentences, clauses or phrases of this Ordinance which shall remain in full force and effect, as if the invalid or unconstitutional section, sentence, clause or phrase were not originally a part of the Ordinance.

Section 3. The City Attorney and City Clerk are authorized to make non-substantive editing and renumbering revisions to this Ordinance for proofing and renumbering purposes.

Section 4. The effective date of this Ordinance shall be the date of adoption, unless required otherwise by the City Charter, state and/or federal law. In the event that any effective date herein is determined by a Court of law to be invalid, said effective date shall instead be the earliest date allowed by law.

SO ORDAINED this _____ day of _____, 2026.

ATTEST:

_____
Susan D. Hiott, City Clerk

CITY OF MABLETON, GEORGIA:

_____
Dr. Michael Owens, Mayor

APPROVAL AS TO FORM:

_____
Emilia Walker-Ashby, City Attorney