

Z-18  
(2016)

CONTINUED BY  
STAFF



ZONING SITE  
PLAN

JOB NUMBER:  
DRAWN BY:  
CHECKED BY:  
DATE:

Z1-01

dwell studio  
2886 BROOKSIDE PARKWAY, SUITE 100, ALPHARETTA, GA 30208  
PHONE: 770.944.1324 FAX: 770.944.1780  
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CUMBERLAND BLVD

COUNTY GEORGIA

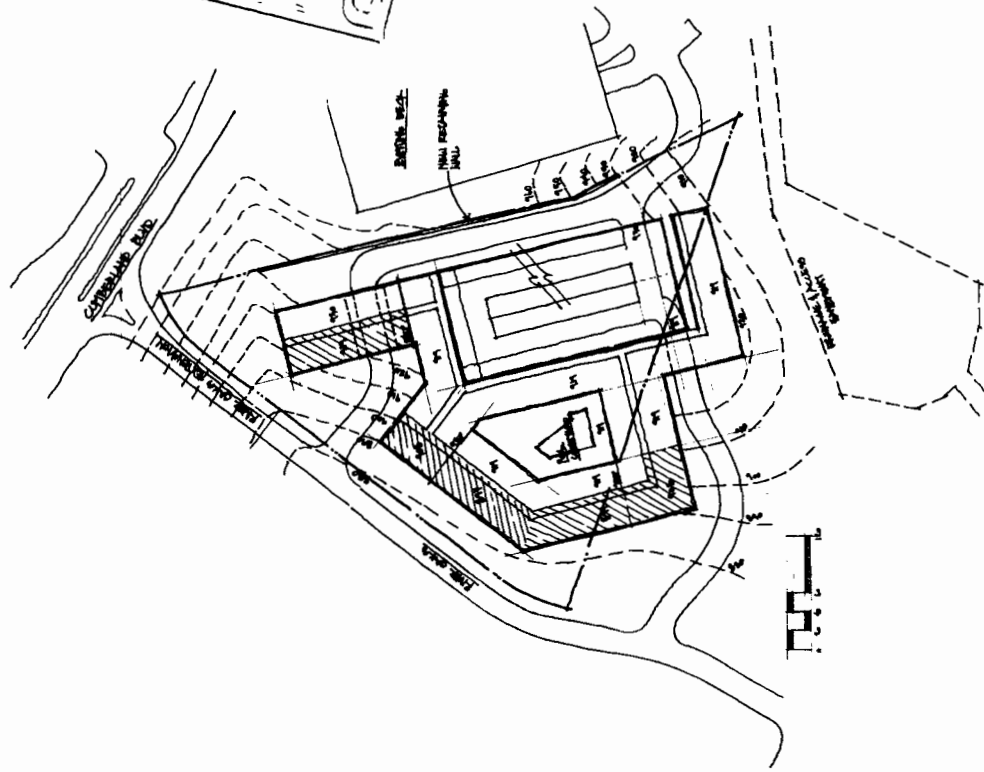
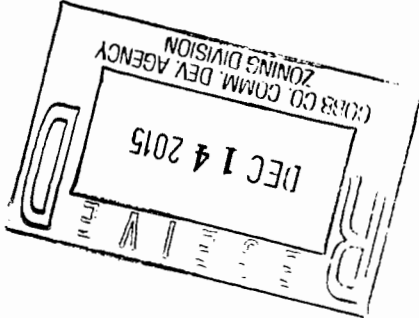
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NOTES:  
1) THIS IS A CONCEPTUAL SITE PLAN. THE BUILDING FOOTPRINT MAY ADJUST IN COMPLIANCE WITH ZONING REGULATIONS.  
2) ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.

SITE DATA: CUMBERLAND BLVD  
BUILDING DATA:  
6 STORY BUILDING  
6 STORY PARKING DECK  
RESIDENTIAL DATA:  
7,500 RETAIL/OFFICE SF  
220,125 TOTAL NET RENTABLE SF  
UNIT DATA:  
MIN SF 700 RANGING UP TO 1400 SF  
PARKING DATA:  
PARKING SPACES REQUIRED MINIMUM:  
RESIDENTIAL: 259 UNITS x 1.75 PER UNIT = 453 MIN.  
PARKING SPACES PROVIDED:  
510 SPACES PROVIDED IN 6 LEVEL DECK



1 VICINITY PLAN



2 ZONING SITE PLAN

APPLICANT: Pope & Land Enterprises, Inc.

PHONE#: 770-980-0808 EMAIL: lkelly@popeandland.com

REPRESENTATIVE: John H. Moore

PHONE#: 770-429-1499 EMAIL: jmoore@mijs.com

TITLEHOLDER: John M. Struhar, Jr., Edward K. Murphy and

Denise D. Murphy

PROPERTY LOCATION: Easterly side of River Oaks Drive, north  
of Stillhouse Lane.

ACCESS TO PROPERTY: River Oaks Drive

PHYSICAL CHARACTERISTICS TO SITE: Wooded acreage

PETITION NO: Z-18

HEARING DATE (PC): 03-01-16

HEARING DATE (BOC): 03-15-16

PRESENT ZONING: RM-8

PROPOSED ZONING: RRC

PROPOSED USE: Mixed-Use  
Development

SIZE OF TRACT: 3.183 acres

DISTRICT: 17

LAND LOT(S): 977

PARCEL(S): 9

TAXES: PAID X DUE         

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**

NORTH: UC and CRC/Walton Riverwood and Delta Community Credit Union

SOUTH: O&I and OHR/Undeveloped

EAST: OMR/First Citizens Bank building

WEST: OHR/Undeveloped; R-80/Single-family house; UVC

**\*\*\*CONTINUED BY STAFF\*\*\***

OPPOSITION: NO. OPPOSED          PETITION NO:          SPOKESMAN         

**PLANNING COMMISSION RECOMMENDATION**

APPROVED          MOTION BY         

REJECTED          SECONDED         

HELD          CARRIED         

**BOARD OF COMMISSIONERS DECISION**

APPROVED          MOTION BY         

REJECTED          SECONDED         

HELD          CARRIED         

**STIPULATIONS:**

