



**Summit**  
Engineering Consultants, Inc.  
850 North Road, Suite 100  
Atlanta, GA 30328  
(404) 835-1475

**Pedrick Shores Real Estate Group**  
6605 Glenridge Dr #775  
Atlanta, GA 30324  
404-835-1475

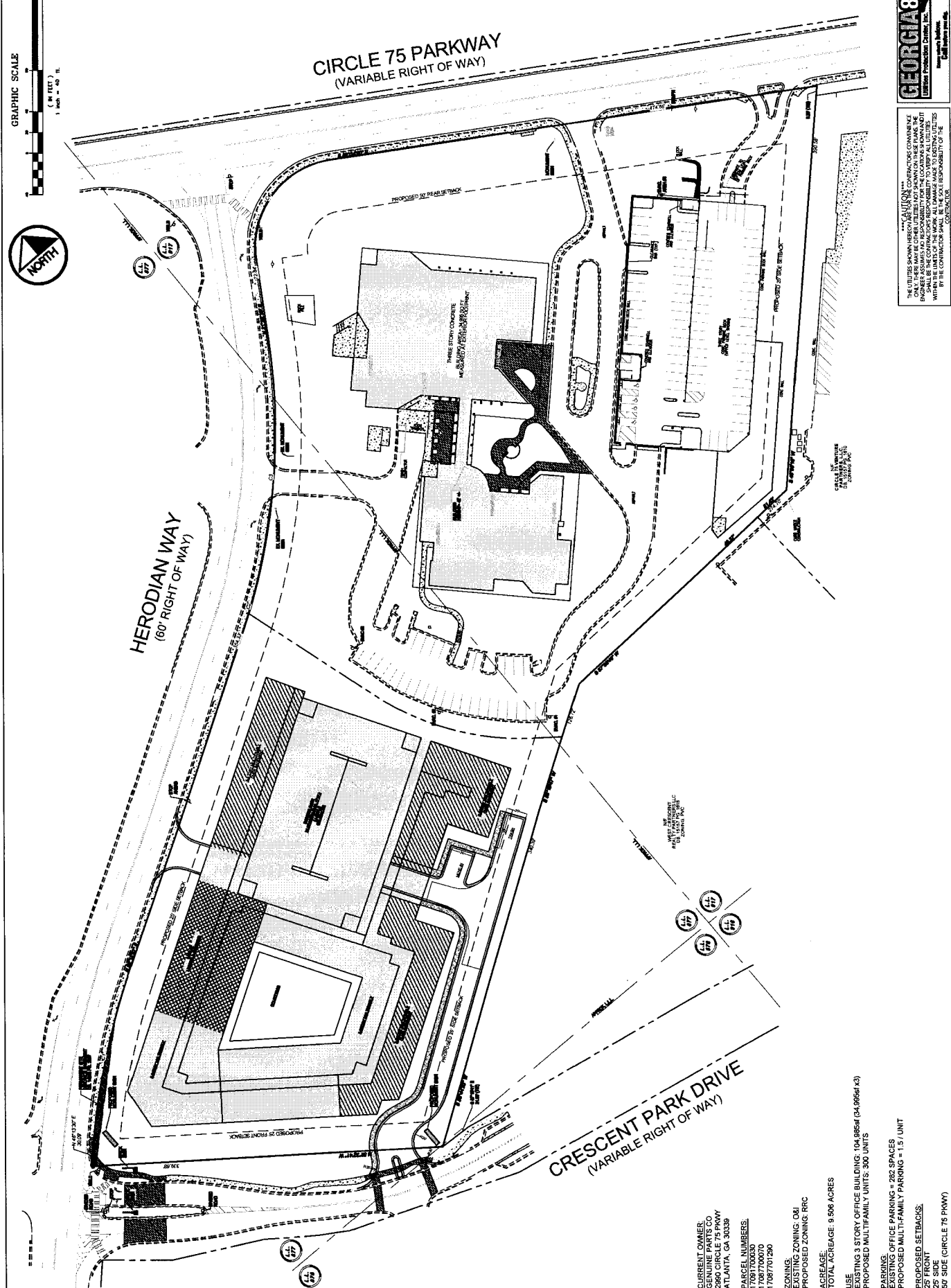
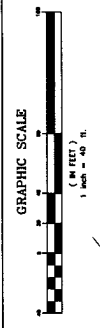
**CONTINUED BY  
STAFF**

(2016)  
Z-16

Project No:  
Design By:  
Drawn By:  
Checked By:  
Date:  
Scale:

**ZONING SITE PLAN**  
**CRESCENT PARK APARTMENTS**  
COBB COUNTY, GEORGIA  
LAND LOTS 877 & 917 - 17th DISTRICT - 2nd SECTION

Drawn  
**10F1**



**CAUTION**  
THE UTILITIES SHOWN WITHIN THIS PLAN ARE THE PROPERTY OF THE UTILITIES COMPANIES AND ARE NOT TO BE DISTURBED. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS NOT CONDUCTED ANY OTHER INVESTIGATION TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**CURRENT OWNER:**  
104, 985sf  
2860 CIRCLE 75 PARKWAY  
ATLANTA, GA 30339

**PARCEL NUMBERS:**  
17087700070  
17087701290

**ZONING:**  
EXISTING ZONING: OM  
PROPOSED ZONING: RRC

**ACREAGE:**  
TOTAL ACREAGE: 9.506 ACRES

**USE:**  
EXISTING 3 STORY OFFICE BUILDING: 104,985sf (04,995sf K3)  
PROPOSED MULTIFAMILY UNITS: 300 UNITS

**PARKING:**  
EXISTING OFFICE PARKING = 282 SPACES  
PROPOSED MULTI-FAMILY PARKING = 1.57 UNIT

**PROPOSED SETBACKS:**  
25' FRONT  
25' SIDE  
50' SIDE (CIRCLE 75 PARKWAY)

APPLICANT: Pollack Shores Development, LLC

PETITION NO: Z-91

PHONE#: 404-835-1475 EMAIL: nrandall@pollackshores.com

HEARING DATE (PC): 10-04-16

REPRESENTATIVE: John H. Moore

HEARING DATE (BOC): 10-18-16

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

PRESENT ZONING O&I

TITLEHOLDER: Genuine Parts Company

PROPOSED ZONING: RRC

PROPERTY LOCATION: Located on the easterly side of Herodian Way, in between Circle 75 Parkway and Crescent Park Drive

PROPOSED USE: Mixed use development

ACCESS TO PROPERTY: Herodian Way, Circle 75 Parkway, and Crescent Park Drive

SIZE OF TRACT: 9.506 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Existing office building and undeveloped parcels

LAND LOT(S): 877, 917

PARCEL(S): 3, 7, 129

TAXES: PAID X DUE \_\_\_\_\_

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

COMMISSION DISTRICT: 2

**CONTIGUOUS ZONING/DEVELOPMENT**

- NORTH: RRC/SunTrust Park Parking
- SOUTH: PVC/Mixed Use-Crescent Park
- EAST: PVC/Mixed Use-Crescent Park
- WEST: PVC/Towns at Breton Ridge

*Adjacent Future Land Use:*

- Northeast: Regional Activity Center (RAC), Office (off)
- Southeast: Regional Activity Center (RAC), High Density Residential (hdr)
- Southwest: Regional Activity Center (RAC), High Density Residential (hdr)
- Northwest: Regional Activity Center (RAC), High Density Residential (hdr)

OPPOSITION: NO. OPPOSED \_\_\_\_\_ PETITION NO: \_\_\_\_\_ SPOKESMAN \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ VOTE \_\_\_\_\_

**BOARD OF COMMISSIONERS DECISION**

APPROVED \_\_\_\_\_ MOTION BY \_\_\_\_\_

REJECTED \_\_\_\_\_ SECONDED \_\_\_\_\_

HELD \_\_\_\_\_ VOTE \_\_\_\_\_

STIPULATIONS:

