

Conceptual Zoning Site Plan

Cumberland Parkway Site - Cobb County, GA

LEGEND

- PROPERTY LINE
- SETBACK/YARD LINE
- BUFFER LINE
- LANDSCAPE STRIP LINE
- PROPOSED PARCEL LINE
- APARTMENTS - 300 UNITS (700 SF MIN)
- CONDOS - 50 UNITS (1,800 SF AVG)
- SENIOR LIVING - 225 UNITS (800 SF AVG)
- AGE RESTRICTED - 200 UNITS (910 SF AVG)
- HOTEL - 300 ROOMS (400 SF AVG)
- RETAIL - 101,103 SF (78,000 SF SUPERMARKET 23,103 SF OTHER RETAIL)

**Z-93
(2016)**

CURVE TABLE

Curve	Length	Radius	Chord Bearing
C1	100.00	100.00	247.47° 09' 00"
C2	100.00	100.00	247.47° 09' 00"
C3	100.00	100.00	247.47° 09' 00"
C4	100.00	100.00	247.47° 09' 00"
C5	100.00	100.00	247.47° 09' 00"
C6	100.00	100.00	247.47° 09' 00"
C7	100.00	100.00	247.47° 09' 00"
C8	100.00	100.00	247.47° 09' 00"
C9	100.00	100.00	247.47° 09' 00"
C10	100.00	100.00	247.47° 09' 00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N84° 58' 40" W	277.52
L2	N84° 58' 40" W	277.52
L3	N84° 58' 40" W	277.52
L4	N84° 58' 40" W	277.52

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURVE UNLESS OTHERWISE NOTED.

CONTINUED BY STAFF

RECEIVED
 AUG - 4 2016
 COBB CO COMM. DEV. AGENCY
 ZONING DIVISION



APPLICANT: Kaplan Morgan Vinings Development, LLC

PETITION NO: Z-93

PHONE#: 404-237-8828 **EMAIL:** gmorgan@morgancos.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 CRC

TITLEHOLDER: ADIC, Inc., successor by merger to XEBO
Corporation

PROPOSED ZONING: RRC

PROPERTY LOCATION: Located at the southeast intersection of
Cumberland Parkway and Paces Walk

PROPOSED USE: Mixed use development

ACCESS TO PROPERTY: Cumberland Parkway

SIZE OF TRACT: 18.84 acres

DISTRICT: 17

PHYSICAL CHARACTERISTICS TO SITE: Undeveloped tract

LAND LOT(S): 816, 817, 839, 840

PARCEL(S): 6, 11

TAXES: PAID X **DUE** _____

COMMISSION DISTRICT: 2

CONTIGUOUS ZONING/DEVELOPMENT

- NORTH:** O&I/Paces Walk Offices
- SOUTH:** UC/Vinings Vinyard
- EAST:** RM-12/Apartments
- WEST:** O&I/Offices; CRC/Retail Center

Adjacent Future Land Use:

- Northeast: Community Activity Center (CAC) and High Density Residential (HDR)
- Southeast: High Density Residential (HDR)
- South: Regional Activity Center (RAC), High Density Residential (hdr)
- West: Regional Activity Center (RAC), Office (off), Medium Density Residential (mdr) and High Density Residential (hdr) subcategories.

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:

