



CONTINUED BY
STAFF

Case # Z-71
Public Hearing Dates:
PC: 11-06-18
BOC: 11-20-18

Cobb County Community Development Agency
Zoning Division
1150 Powder Springs St. Marietta, Georgia 30064

SITE BACKGROUND

Applicant: Pope & Land Enterprises, Inc.

Phone: (770) 980-0808

Email: hmzimmer@popeandland.com

Representative Contact: J. Kevin Moore

Phone: (770) 429-1499

Email: jkm@mijs.com

Titleholder: McCamy Investments, L.P.; McCamy Properties, LLC; BK Properties, L.P.; and VKEP-T, LLC

Property Location: Southwest corner of Chastain Road and Chastain Meadows Parkway, east of ramp from I-575

Address: Not indicated

Access to Property: Chastain Road and Chastain Meadows Parkway

FINAL ZONING STAFF RECOMMENDATION:
(Zoning staff member: Terry Martin, MPA)

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: R-20, RA-4 (Single-family Residential), GC (General Commercial), O&I (Office & Institutional), and NS (Neighborhood Shopping)

Current use of property: Single-family house and undeveloped acreage

Proposed zoning: RRC (Regional Retail Commercial)

Proposed use: Mixed-Use Development

Future Land Use Designation: CAC (Community Activity Center)

Site Acreage: 61.26 ac

District: 16

Land Lot: 364, 365, 428, and 429

Parcel #: Multiple parcels in Rezoning Application

Taxes Paid: Yes

CONCEPTUAL PROGRAM

Activity	Area (sq ft)	Notes
Office	150,000	
Hotel	125	Units Each
Restaurant		
Retail		
Multi-Family with Ground Floor Retail (250 Units)		
Multi-Family with Ground Floor Retail (350 Units)		
Senior Housing Ground Floor Units		
Townhomes		
Grocery		
Greenspace/Parking		
Surface Parking - Hotel		
Surface Parking - Office		
Surface Parking - Office		
Level Deck - Office		
Level Deck - Office		
Clubhouse		

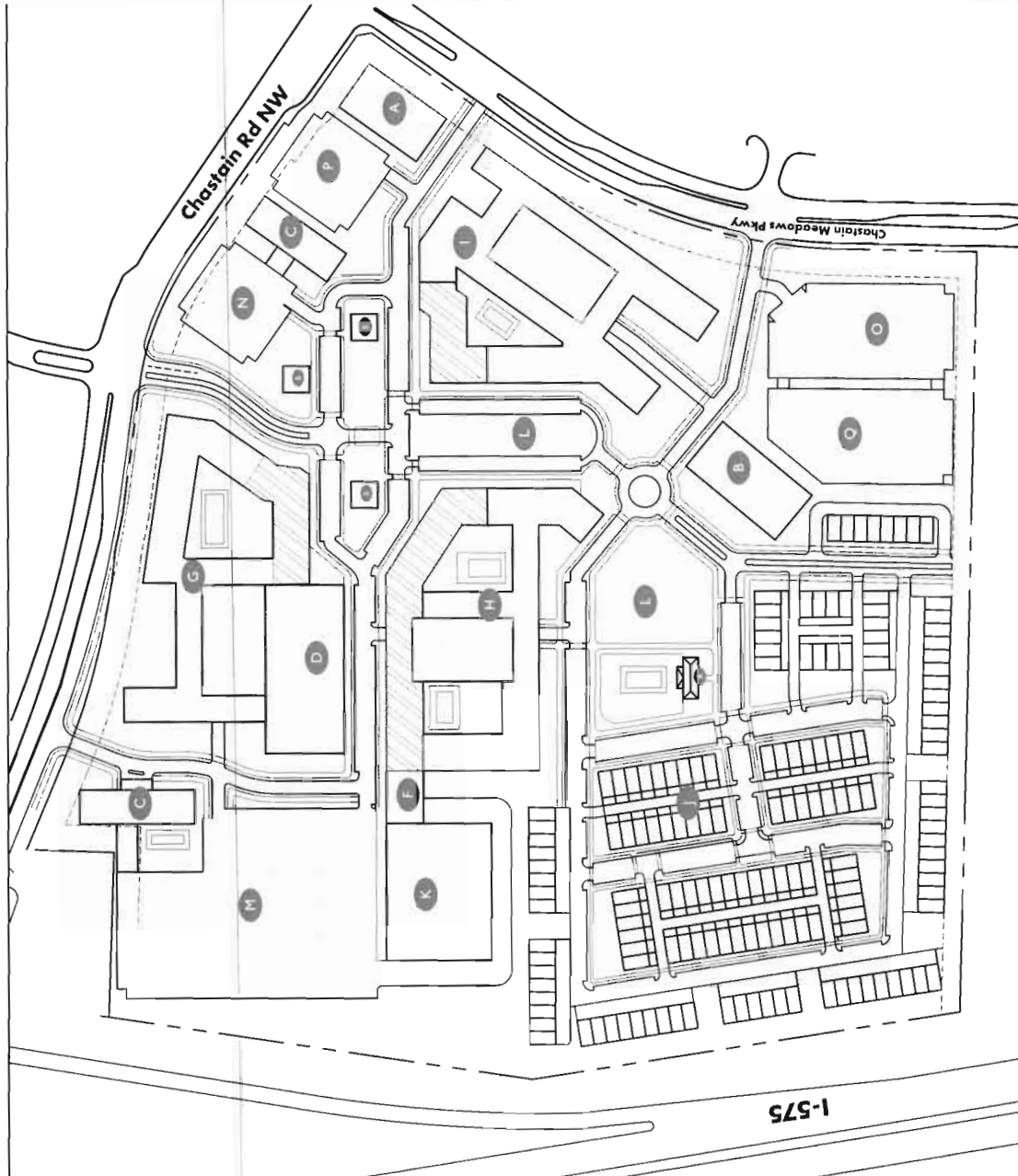
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Level Deck - Office		
Level Deck - Office		
Clubhouse		

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(2018)

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KEY LEGEND

A	OFFICE- 40,000 SQFT
B	OFFICE- 150,000 SQFT
C	HOTEL- 125 UNITS EACH
D	DESTINATION RETAIL
E	RESTAURANT
F	RETAIL
G	MULTI-FAMILY WITH GROUND FLOOR RETAIL (250 UNITS)
H	MULTI-FAMILY WITH GROUND FLOOR RETAIL (350 UNITS)
I	SENIOR HOUSING GROUND FLOOR UNITS
J	TOWNHOMES
K	GROCERY
L	GREENSPACE/PARKING
M	SURFACE PARKING-HOTEL GROCERY- APPROX. 441 SPACES
N	SURFACE PARKING-HOTEL APPROX. 92 SPACES
O	SURFACE PARKING-OFFICE APPROX. 200 SPACES
P	I LEVEL DECK-OFFICE APPROX. 198 SPACES
Q	I LEVEL DECK-OFFICE APPROX. 366 SPACES
R	CLUBHOUSE



P&L- BIG SHANTY ROAD

Conceptual Master Plan
Atlanta, GA
July 31st, 2018



RECEIVED
AUG - 2 2018

HGOR