



Case # ROD 1 (2020)

Public Hearing Dates:

PC: 9-1-20

BOC: 9-15-20

**Cobb County Community Development Agency  
Zoning Division**

1150 Powder Springs St. Marietta, Georgia 30064

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**SITE BACKGROUND**

Applicant: Atlantic Realty Acquisitions LLC

Phone: 404.591.2900

Email: [jward@atlanticresi.com](mailto:jward@atlanticresi.com);  
[raaronson@atlanticresi.com](mailto:raaronson@atlanticresi.com)

Representative Contact: J. Kevin Moore

Phone: 770.429.1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: Sprayberry Crossing Partnership, a Georgia General Partnership; Sandy Brownstone, LLC; Sandy Ten, LLC; Hong Tran and Hanh H. Tran

Property location and address: Southeasterly side of Sandy Plains Rd; northerly side of East Piedmont Rd; 2692 Sandy Plains Rd and unnumbered parcels

Access to Property: Sandy Plains Road and East Piedmont Road

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**QUICK FACTS**

Commission District: 3

Current Zoning: NS, PSC

Current use of property: Shopping Center with outparcel uses

Proposed zoning: NS, PSC, ROD overlay

Future Land Use Designation: Community Activity Center

Site Acreage: 17.91

District: 16

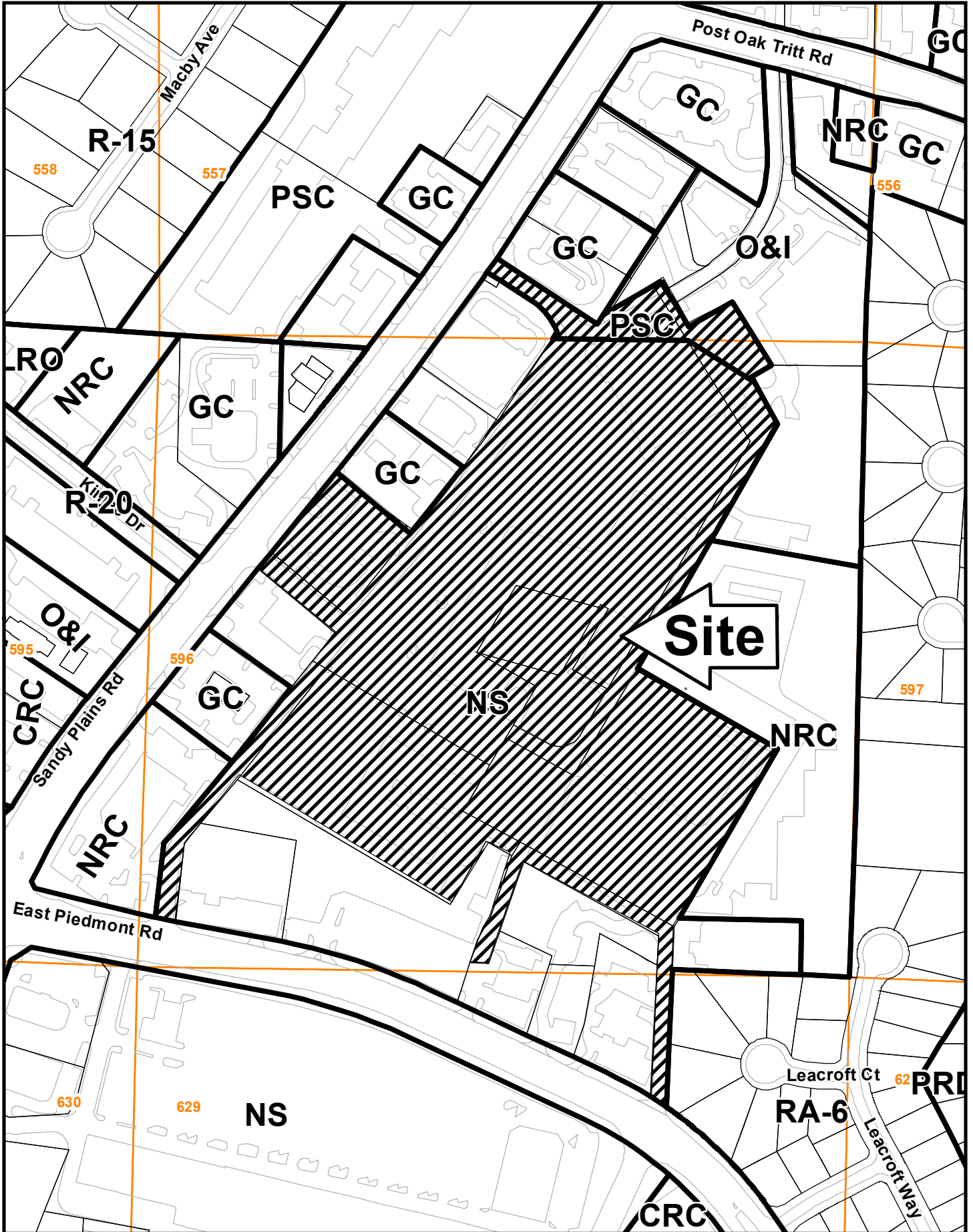
Land Lot: 557, 596, 629

Parcel #: 16059600050, 16059600050, 16059600130, 16059600220, 16059600230, 16059600250, 16059600170, 16059600240, 16059600070

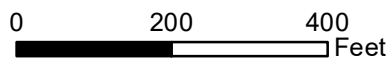
Taxes Paid: Yes



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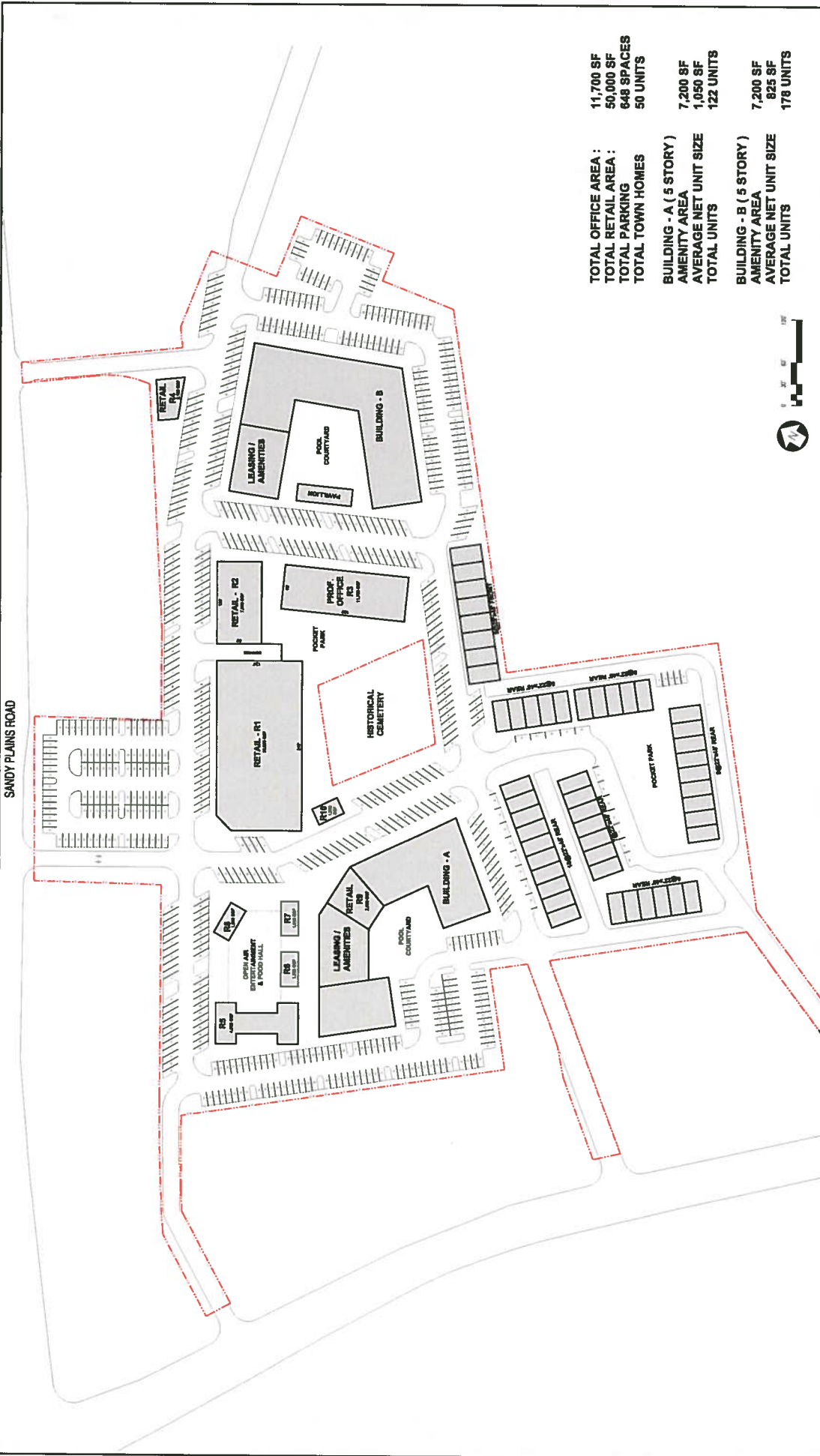
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This map is provided for display and planning purposes only. It is not meant to be a legal description.



 Zoning Boundary  
 City Boundary



|                          |            |
|--------------------------|------------|
| TOTAL OFFICE AREA :      | 11,700 SF  |
| TOTAL RETAIL AREA :      | 50,000 SF  |
| TOTAL PARKING            | 648 SPACES |
| TOTAL TOWN HOMES         | 50 UNITS   |
| BUILDING - A ( 5 STORY ) | 7,200 SF   |
| AMENITY AREA             | 1,050 SF   |
| AVERAGE NET UNIT SIZE    | 122 UNITS  |
| TOTAL UNITS              |            |
| BUILDING - B ( 5 STORY ) | 7,200 SF   |
| AMENITY AREA             | 825 SF     |
| AVERAGE NET UNIT SIZE    | 178 UNITS  |
| TOTAL UNITS              |            |

**SPRAYBERRY CROSSING**  
 COBB COUNTY, GA  
 SITE PLAN • 06-30-2020

ARP2019-01



# Letter of Intent\*

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

a) **Proposed unit square-footage(s):** Market Rate Rental 1Bdrm 700+sq ft - 2Bdrm 1100+sq ft      Active Adult 55+ 1Bdrm 800+sq ft - 2Bdrm 1240+sq ft

b) **Proposed building architecture:** Modern classic with articulated building facades

c) **List all requested variances:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

a) **Proposed use(s):** Professional Office - 15,000 sq ft, Neighborhood retail - 20,000 sq ft,  
Grocery- 30,000 sq ft

b) **Proposed building architecture:** Modern classic with articulated building facades

c) **Proposed hours/days of operation:** \_\_\_\_\_

d) **List all requested variances:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 3. Other Pertinent Information (List or attach additional information if needed)**

Includes pocket parks, open air entertainment & food hall  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located). No, to the best of our knowledge, information, and belief.  
\_\_\_\_\_

\*Applicant specifically reserves the right to amend any information set forth in this Letter of Intent, or any other part of this Application for Redevelopment Overlay District, at any time during the review process.

**ATTACHMENT TO APPLICATION FOR REDEVELOPMENT OVERLAY DISTRICT**

**IMPACT ANALYSIS STATEMENT**

**Application No.:** \_\_\_\_\_ (2020)  
**Hearing Dates:** September 1, 2020  
September 15, 2020

**Applicant:** Atlantic Realty Acquisitions LLC  
**Titleholders:** Sprayberry Crossing Partnership,  
a Georgia General Partnership;  
Sandy Brownstone, LLC;  
Sandy Ten, LLC; Hong Tran; and  
Hanh H. Tran

Analysis of impact of the proposed rezoning with respect to the following:

- (a) This Application for Rezoning seeks rezoning of approximately 17.91 acres located on the southeasterly side of Sandy Plains Road and the northerly side of East Piedmont Road, Land Lots 557, 596, and 629, 16<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia (hereinafter the “Property” or the “Subject Property”). The Property is currently zoned Planned Shopping Center (“PSC”) and Neighborhood Shopping (“NS”). The Property is utilized as a shopping center, including out parcels. Applicant is seeking redevelopment of the shopping center property and certain commercial out parcels for a mixed-use development. The redevelopment of the Property will provide a use which is much more suitable in view of its location and development of properties in close proximity, and will allow the Property to be utilized to its highest and most reasonable potential. Zoning and uses of properties in the area vary from public institutional, office, retail, commercial purposes, and residential. The location and long history of the Subject Property make it uniquely suited for the proposed redevelopment; as well as, its access to Sandy Plains Road and East Piedmont Road. The proposed redevelopment for mixed-use would be compatible to surrounding properties and allow for revitalization not only of the Subject Property, but the area as a whole.
- (b) This proposal should have no adverse effect on the existing use or usability of adjacent or nearby property. The proposed redevelopment should have a minimal, if any, impact on surrounding properties, as surrounding properties would have quality redevelopment of the Property. If approved and developed according to the request, the adjacent and nearby property owners would benefit in higher land values. Cobb County will benefit in increased tax revenue.
- (c) The Property, as it currently exists, does not have a reasonable economic use. Redevelopment of the entirety of the Property, as proposed, would allow the Property to

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be developed and utilized to its highest and best potential, and consistent with properties adjacent to and in the immediate proximity.

- (d) This proposed redevelopment will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. Development, as proposed, would have minimal effect on utilities and transportation facilities. The Property has convenient access to the two major thoroughfares upon which it is located. Roadway improvements in and around the Subject Property in recent years have eased access and traffic concerns related to the proposed development.
- (e) The zoning proposal is in conformity with the Future Land Use Map of Cobb County, Georgia.
- (f) The Subject Property has been termed as “blighted” by Cobb County officials. The redevelopment proposed in this Application will allow for a high-quality mixed-use development which would benefit the residents of the surrounding area, bring new growth to the area in the form of businesses and residents, and allow Cobb County to gain additional tax revenue from the revitalization.