



Continued by Staff until the
December 1, 2020 Planning Commission Hearing

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

SITE BACKGROUND

Applicant: Atlantic Realty Acquisitions LLC

Phone: 404.591.2900

Email: jward@atlanticresi.com;
raaronson@atlanticresi.com

Representative Contact: J. Kevin Moore

Phone: : 770.429.1499

Email: 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

QUICK FACTS

Commission District: 3-Birrell

Current Zoning: NS (Neighborhood Shopping), PSC
(Planned Shopping Center)

Current use of property: Shopping Center with
outparcel uses

Proposed zoning: NS, PSC, ROD (Redevelopment
Overlay District)

Proposed use: Mixed-Use Development

Future Land Use Designation: CAC (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

FINAL ZONING STAFF RECOMMENDATION:

ROD-1-2020
Site Plan

NO. OF LOTS	1
NO. OF UNITS	1
NO. OF STORIES	1
NO. OF GARAGES	1
NO. OF DRIVEWAYS	1
NO. OF SIDEWALKS	1
NO. OF STAIRS	1
NO. OF ELEVATORS	1
NO. OF MECHANICAL ROOMS	1
NO. OF ELECTRICAL ROOMS	1
NO. OF TELEPHONE ROOMS	1
NO. OF STORAGE ROOMS	1
NO. OF OFFICES	1
NO. OF LABORATORIES	1
NO. OF CLASSROOMS	1
NO. OF GYMNASIUMS	1
NO. OF AUDITORIUMS	1
NO. OF THEATERS	1
NO. OF RESTAURANTS	1
NO. OF BARS	1
NO. OF HOTELS	1
NO. OF APARTMENTS	1
NO. OF CONDOS	1
NO. OF TOWNHOMES	1
NO. OF SINGLE-FAMILY HOMES	1
NO. OF MULTIFAMILY UNITS	1
NO. OF OFFICES/RETAIL	1
NO. OF INDUSTRIAL	1
NO. OF OTHER	1

THE SHOWN IS THE PROPERTY OF THE STATE OF GEORGIA. THIS PLAN IS SUBJECT TO THE REVISIONS AND CORRECTIONS MADE BY THE STATE OF GEORGIA.



RE-ZONING PLAN
 ATLANTA RESIDENTIAL
 2020 LAMAR RD. 30308
 ATLANTA, GA 30329
 404-591-3432
 404-591-3432

SPRAYBERRY CROSSING
 L.L. 5571964959 & 525, 18TH DISTRICT, COBB COUNTY, GEORGIA

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