



Community Development – Zoning Division

John Pederson – Division Manager

ZONING CASE

Z-15-2023

SITE BACKGROUND

Applicant	SDP Acquisitions, LLC
Phone	404-836-4841
Email	kcasteel@strategicpartners.com, jrwright@strategicpartners.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.; VKEP-B
Property Location	Located on the south side of Chastain Road, on the west side of Chastain Meadows Parkway
Address	Chastain Road, Chastain Meadows Parkway
Access to Property	Chastain Road, Chastain Meadows Parkway

QUICK FACTS

Commission District	3-Birrell
Current Zoning	R-20, RA-4, GC, OI, NS, OS
Current Use of Property	Undeveloped, wooded lots; Single-family residence
Proposed Zoning	PVC, OS
Proposed Use	Mixed Use; townhomes, multifamily, office, retail, warehouse
Future Land Use	CAC
Site Acreage	57.28
District	16
Land Lot	364, 365, 428, 429
Parcel #	Multiple, see attached
Taxes Paid	Yes

FINAL ZONING STAFF RECOMMENDATIONS

This case has been continued to June.

LAND PLANNERS
ENGINEERS ARCHITECTS
85-A MILL STREET
SUITE 300
ROSWELL, GEORGIA 30075
770.558.7658
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

CHASTAIN MEADOWS



REVISIONS

ZONING PLAN

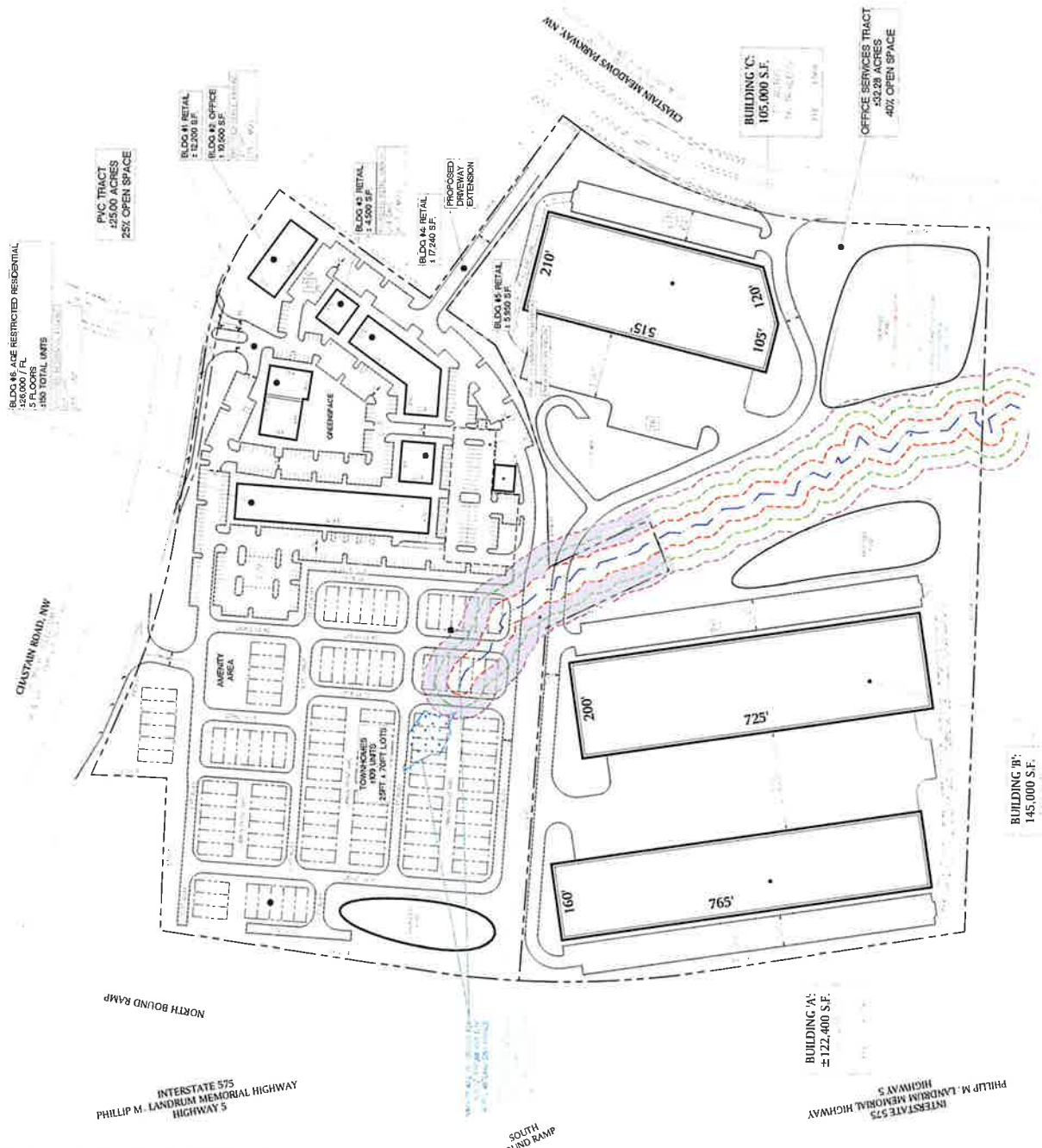
SHEET Z-1



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MAR 02 2023
COBB COUNTY ZONING

SITE ANALYSIS	
PVC TRACT	±25.00 ACRES
OFFICE SERVICES TRACT	±32.28 ACRES
TOTAL SITE AREA	±57.28 ACRES

ZONING PLAN



BUILDING A:
±122,400 S.F.

BUILDING B:
145,000 S.F.

BUILDING C:
105,000 S.F.

OFFICE SERVICES TRACT:
432,28 ACRES
40% OPEN SPACE

PVC TRACT:
425,000 ACRES
25% OPEN SPACE

BLOCK #1 RETAIL:
±12,300 SF

BLOCK #2 OFFICE:
19,000 SF

BLOCK #3 RETAIL:
1,400 SF

BLOCK #4 RETAIL:
17,240 SF

BLOCK #5 RETAIL:
19,800 SF

AMENITY AREA

TOWNHOMES
400 UNITS
SEPT. & PORT LOT

OVERSPACE

BLOCK #6 ACE RESTRICTED RESIDENTIAL:
14,000 S.F.
5 FLOORS
180 TOTAL UNITS

PROPOSED
DRIVEWAY
EXTENSION

CHASTAIN MEADOWS PARKWAY NW

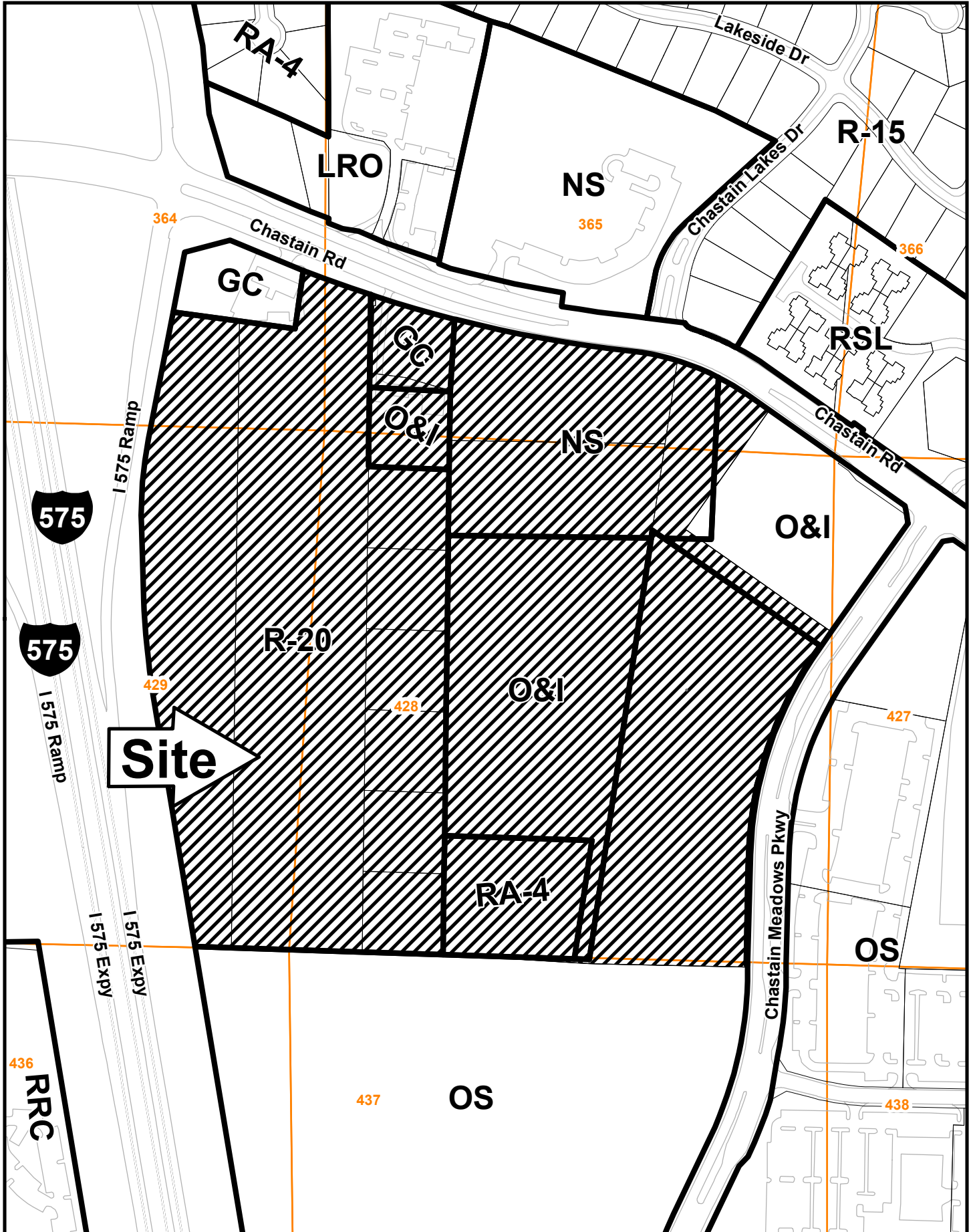
CHASTAIN ROAD, NW

NORTH BOUND RAMP

INTERSTATE 75
LANDRUM MEMORIAL HIGHWAY
PHILIP M. LANDRUM HIGHWAY S



SOUTH BOUND RAMP

Z-15 2023 GIS



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

0 200 400
Feet

 Zoning Boundary
 City Boundary