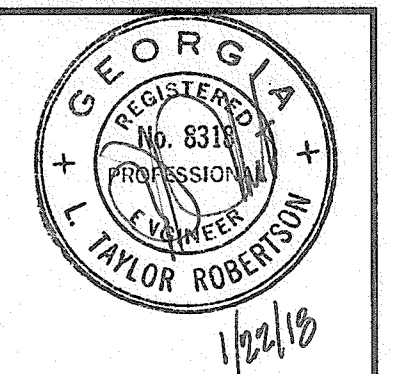


**ROBERTSON LOIA ROOF**  
ARCHITECTS & ENGINEERS  
3460 Preston Ridge Road · Suite 275 · Alpharetta, Georgia 30005  
770-674-2600 · Fax 678-319-0745



**TERRELL MILL DEVELOPMENT**  
FOR  
**SSP BLUE RIDGE, LLC**  
ATLANTA, GEORGIA  
770-277-8000

**COMMERCIAL SITE DATA:**

COMMERCIAL SITE AREA (GROCERY + OUTLOTS)	18,262 ± ACRES
ZONING	VARIES
EXISTING ZONING	VARIES
PROPOSED ZONING	PVC PLANNED VILLAGE COMMUNITY DISTRICT
ZONING JURISDICTION	COBB COUNTY

**DEVELOPMENT SUMMARY**

GROCERY & FUEL (Not including R.O.W. dedication)	10,904 ACRES
OUTLOT #1	1.172 ACRES
OUTLOT #2	0.944 ACRES
OUTLOT #3	1.031 ACRES
OUTLOT #4	1.302 ACRES
OUTLOT #5	1.799 ACRES
OUTLOT #6	1.110 ACRES
TOTAL COMMERCIAL SITE AREA	18,262 ACRES
TOTAL RETAIL NET FLOOR SPACE	239,849 SF
TOTAL RETAIL NET FLOOR SPACE PER 100 DWELLING UNITS	80,486 SF
TOTAL OPEN SPACE AREA	126,480 SF
TOTAL OPEN SPACE AREA PER DWELLING UNIT (Min. 530 sf)	400 SF
TOTAL IMPERVIOUS AREA / PERCENTAGE (Max. 70% FOR CAC)	17.7% ACRES / 75%

**DEVELOPMENT STANDARDS**

MINIMUM LOT SIZE	200,000 sf
MINIMUM LOT WIDTH AT FRONT SETBACK LINE	200 FEET
MINIMUM PUBLIC ROAD FRONTAGE	100 FEET
PERIMETER SETBACK SUMMARY:	
FRONT SETBACK	50 FEET
SIDE SETBACK (MINOR)	15 FEET
SIDE SETBACK (MAJOR)	25 FEET
REAR SETBACK	30 FEET
MAXIMUM BUILDING HEIGHT	50 FEET / 4 STORIES

**PARKING SUMMARY**

GROCERY & FUEL	REQ'D: 479 SPACES (1/200 SF), PROVIDED: 469 SPACES*
OUTLOT #1	12 SPACES
OUTLOT #2	46 SPACES
OUTLOT #3	43 SPACES
OUTLOT #4	40 SPACES
OUTLOT #5	65 SPACES
OUTLOT #6	33 SPACES
TOTAL PARKING PROVIDED	646 SPACES

\*VARIANCE REQUESTED

**RESIDENTIAL SITE DATA:**

RESIDENTIAL SITE AREA	5,496 ± ACRES
ZONING	VARIES
EXISTING ZONING	VARIES
PROPOSED ZONING	PVC PLANNED VILLAGE COMMUNITY DISTRICT
ZONING JURISDICTION	COBB COUNTY

**DEVELOPMENT SUMMARY**

PROPOSED LUXURY APARTMENTS	298 UNITS
TOTAL PVC SITE AREA	23,914 ACRES
RESIDENTIAL DENSITY FOR PVC ZONED PROPERTY	12.46 UNITS PER ACRE

**PARKING SUMMARY**

RESIDENT PARKING	REQ'D: 522 SPACES (1.75 / UNIT), PROVIDED: 500 SPACES*
------------------	--

\*VARIANCE REQUESTED

**OVERALL SITE ANALYSIS:**

TOTAL SITE AREA (INCLUDING R.O.W. DEDICATION)	23,914 ± ACRES
<b>BUILDING AREA</b>	
GROCERY	95,545 SF
FUEL CENTER / KIOSK	179 SF
OUTLOT #1 (SELF STORAGE)	112,000 SF
OUTLOT #2	6,000 SF
OUTLOT #3	6,000 SF
OUTLOT #4	5,000 SF
OUTLOT #5	10,500 SF
OUTLOT #6	4,530 SF
RESIDENTIAL	330,780 SF
TOTAL BLDG. AREA	576,629 SF
<b>GROCERY PARCEL PARKING</b>	
TOTAL PARKING (GROCERY & FUEL ONLY)	469 SPACES
PARKING RATIO	4.27 SP/MSD
<b>DEVELOPMENT AREA</b>	
GROCERY + FUEL	10,904 ACRES
RIGHT-OF-WAY DEDICATION	0.156 ACRES
RESIDENTIAL	5.496 ACRES
OUTLOT #1	1.172 ACRES
OUTLOT #2	0.944 ACRES
OUTLOT #3	1.031 ACRES
OUTLOT #4	1.302 ACRES
OUTLOT #5	1.799 ACRES
OUTLOT #6	1.110 ACRES

**EXISTING ZONING:**  
PORTIONS OF THE SITE ARE ZONED:  
"CRC" COMMUNITY RETAIL COMMERCIAL DISTRICT  
"CC" GENERAL COMMERCIAL  
"NS" NEIGHBORHOOD SHOPPING DISTRICT  
"R-20" SINGLE FAMILY RESIDENTIAL DISTRICT  
"R-80" SINGLE FAMILY RESIDENTIAL DISTRICT

**PROPOSED ZONING:**  
"PVC" PLANNED VILLAGE COMMUNITY DISTRICT

**LIST OF VARIANCES**

CODE SECTION	REQUIREMENT	VARIANCE REQUEST
CHAPTER 134 - ARTICLE V - SECTION 134-218 (B) (1) PARKING	1 parking space per 200 SF provided; 65,724 SF (grocery + fuel) 479 spaces required; 469 spaces provided.	Reduction of 108 spaces. (Grocery/fuel parcel only)
CHAPTER 134 - ARTICLE V - SECTION 134-218 (C) (1) PARKING LOCATION	Community retail areas larger than 75K SF. No more than 2 parking spaces are located between primary structure & major roadway. If site design doesn't allow, developer to install a min. 20' landscaped buffer along road frontage w/ 7' high berm.	Parking location as shown on RZ-5 without 20' landscape buffer & berm (Grocery/fuel parcel only).
CHAPTER 134 - ARTICLE V - SECTION 134-218 (D) (1) OUTDOOR MERCHANDISE	Maximum area for outdoor merchandise shall be 1000 SF, and is only permitted during hours of operation of the business and all items shall be stored inside during the hours the business is closed.	Allow outdoor merch to be stored 1000 and up to 4,000 and allow items to remain outside after hours of business (Grocery/fuel parcel only).
CHAPTER 134 - ARTICLE V - SECTION 134-218 (E) (1) SELF-SERVICE STORAGE FACILITIES (SSSF)	Self-service storage facilities (SSSF) shall have a 50' front setback on an arterial outdoor area.	Reduce the required front setback for the SSSF parcel with 10' (50' to 40' front setback).
CHAPTER 134 - ARTICLE V - SECTION 134-218 (F) (1) 70% maximum impervious allowed for CAC.		Allow increase of maximum impervious area for parcel (75%).
CHAPTER 134 - ARTICLE V - SECTION 134-218 (G) (1) DUMPSTERS	Dumpsters and trash receptacles shall be located where they are not visible from adjacent residentially zoned properties, and adequately screened from view from all other adjacent properties and streets.	Waive the positioning of the fully enclosed and screened dumpsters as they may be located on side of primary structure with proper's interior (Check R-5).
CHAPTER 134 - ARTICLE V - SECTION 134-218 (H) (1) REQUIRED PARKING SPACES	Required parking spaces for high-rise apartments: 1.75 spaces per dwelling unit (298 units = 522 spaces required; 500 spaces provided).	Allow for a reduction of 22 parking spaces.
CHAPTER 134 - ARTICLE V - SECTION 134-218 (I) (1) A minimum of 500 square feet per dwelling unit in a PVC shall be reserved for open spaces, paths, or other recreational or public uses.		Reduce the acreage requirement of the PVC parcel from 60 acres to 23.914 acres.
CHAPTER 134 - ARTICLE V - SECTION 134-218 (J) (1) Eating and drinking establishments, including bars or nightclubs, shall be a maximum of 3,000 of a PVC.		Waive the maximum amount of 3,000 square feet for Eating and Drinking Establishments.

# REZONING SITE PLAN



REVISIONS

**REZONING SITE PLAN**

DATE: 01-22-18  
PROJECT NUMBER: 14-235  
SHEET NUMBER: RZ-6