



Sold Sold Sold

Trace Copeland
Managing Broker
Trout Land, LLC
404.481.2084
tcopeland@troutlandco.com



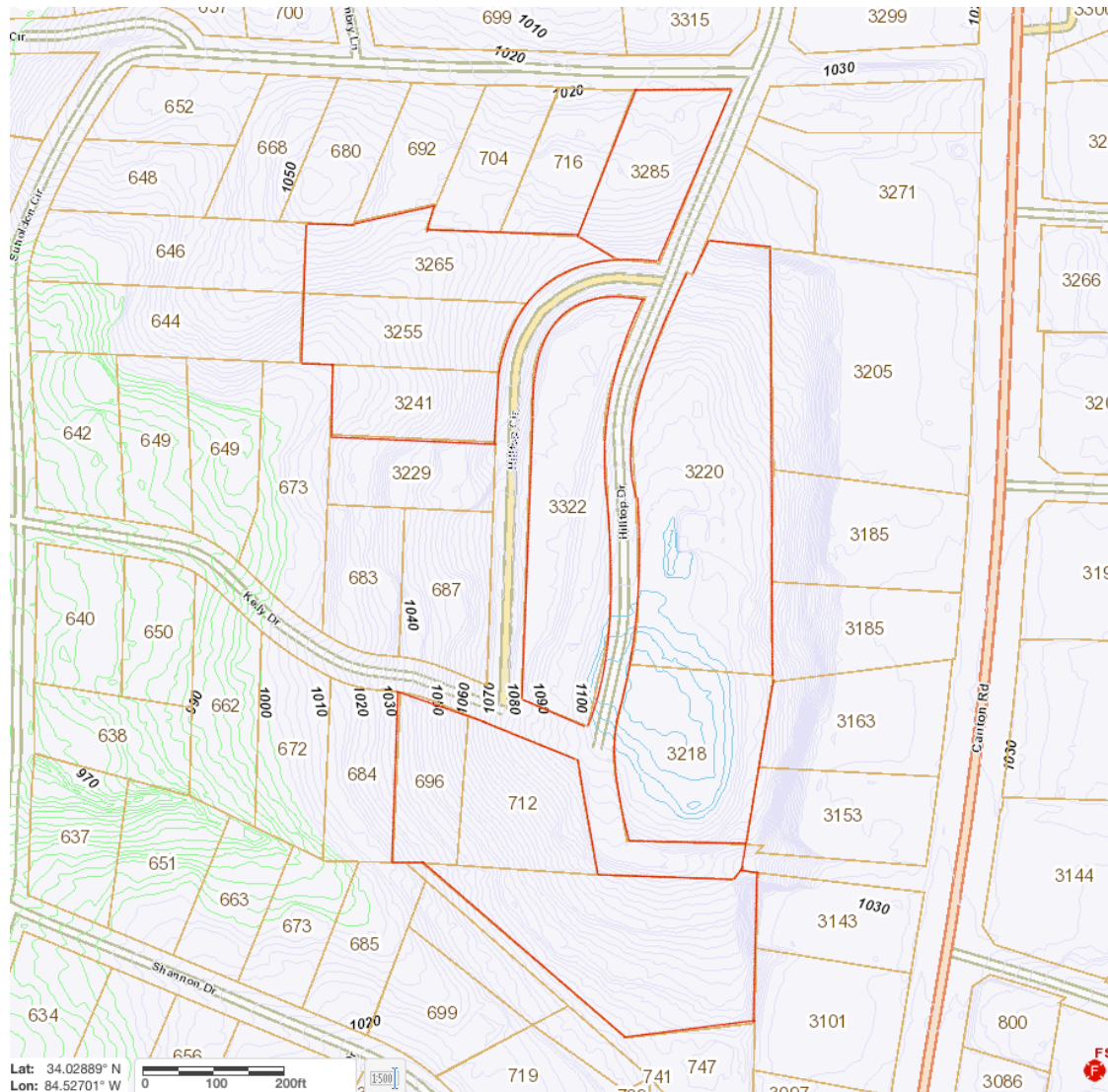
Hilltop Drive Assemblage

Site Area: 12+/- Ac | **Current Zoning:** O/I & R-20

Cobb County Schools: Blackwell:ES | Daniell:MS | Sprayberry:HS

Address: 3285,3220,3218,3322 Hilltop Drive | 712, 696 Kelly Drive | 3265,3255,3241 Hilltop Circle, 0 Chance Road

Parcel ID's: 16044300230, 16044300220, 16044300190, 16044300180, 16044300570, 16044300010, 16044300470, 16044300040, 16044300030, 16049400010



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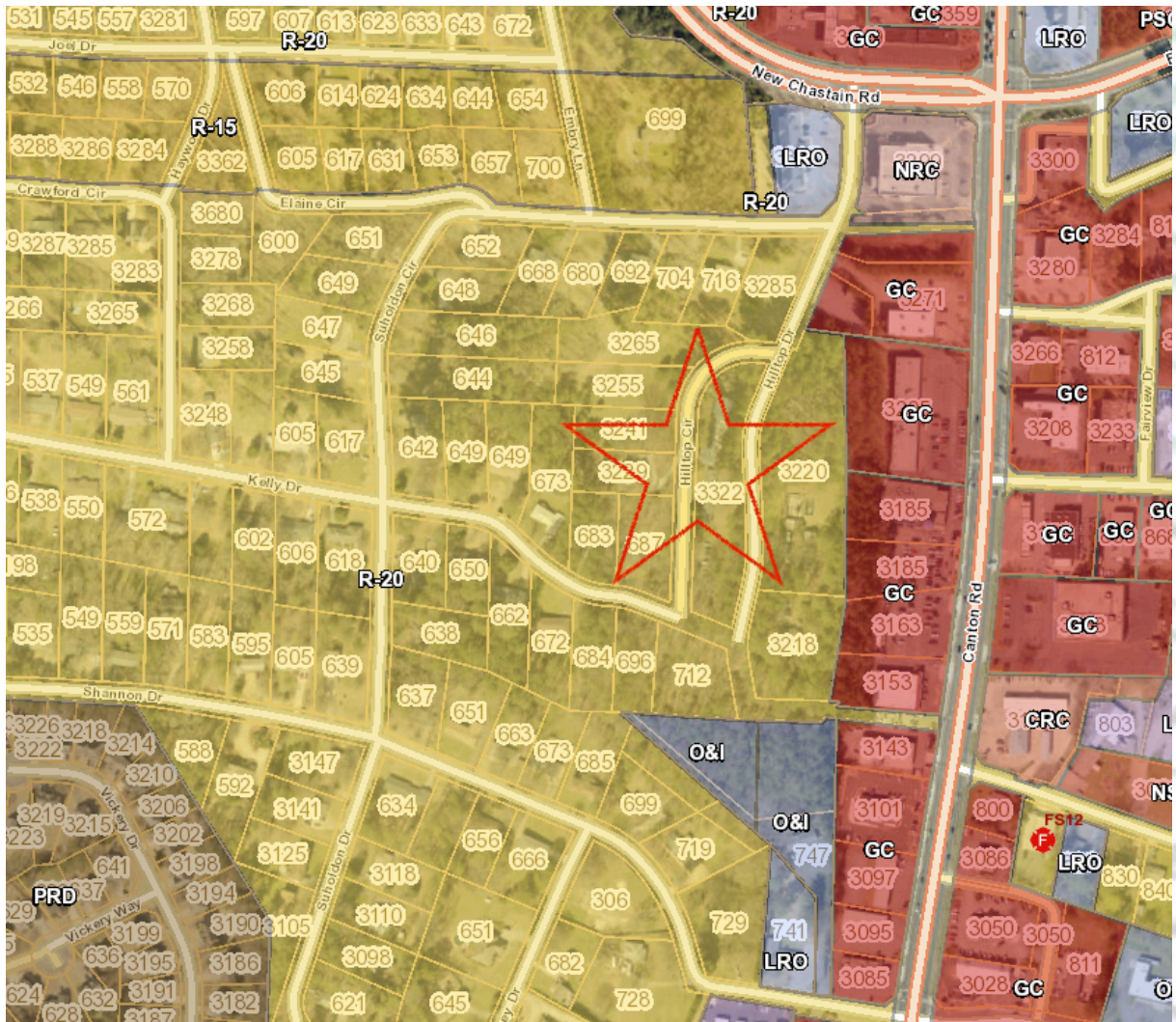
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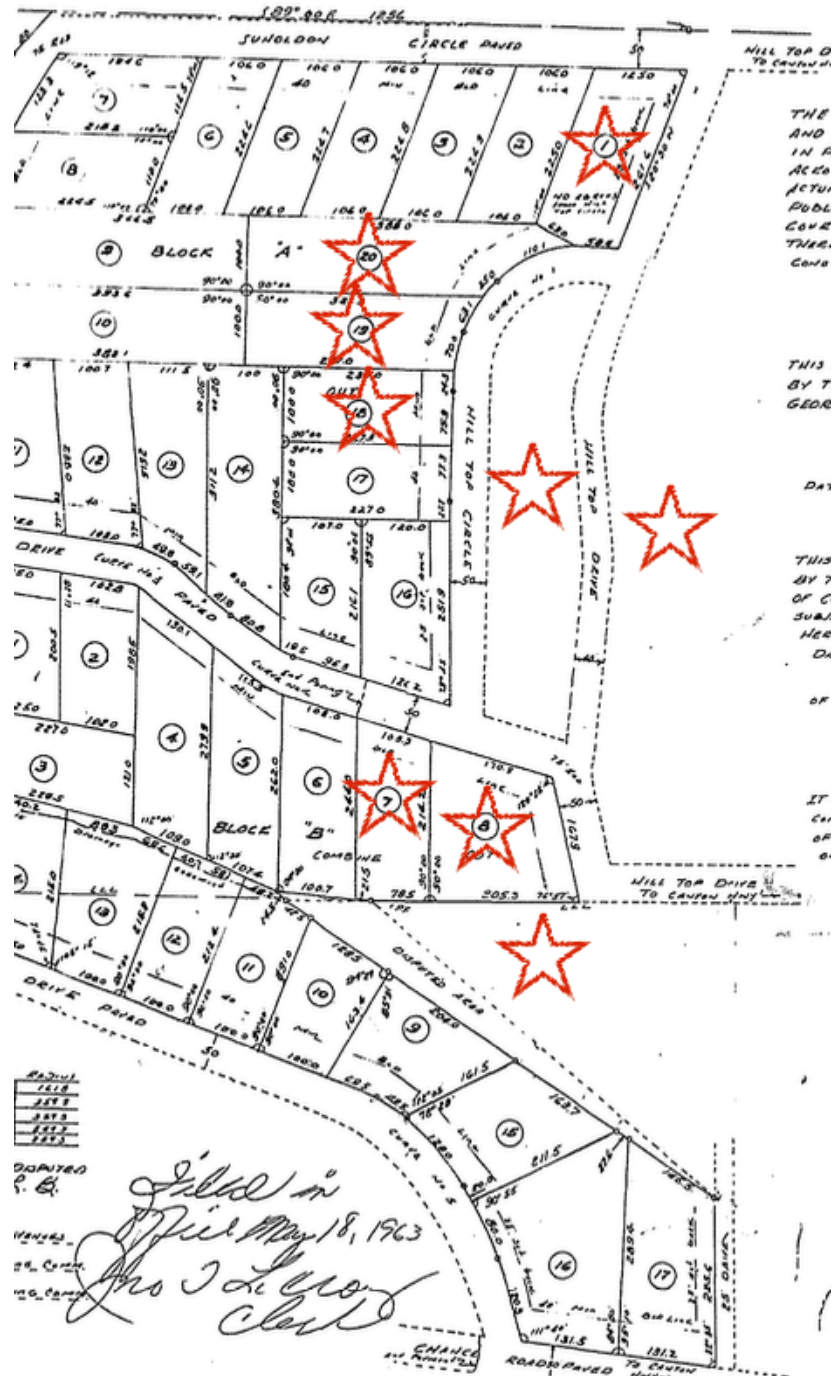


Current Cobb County Zoning Map

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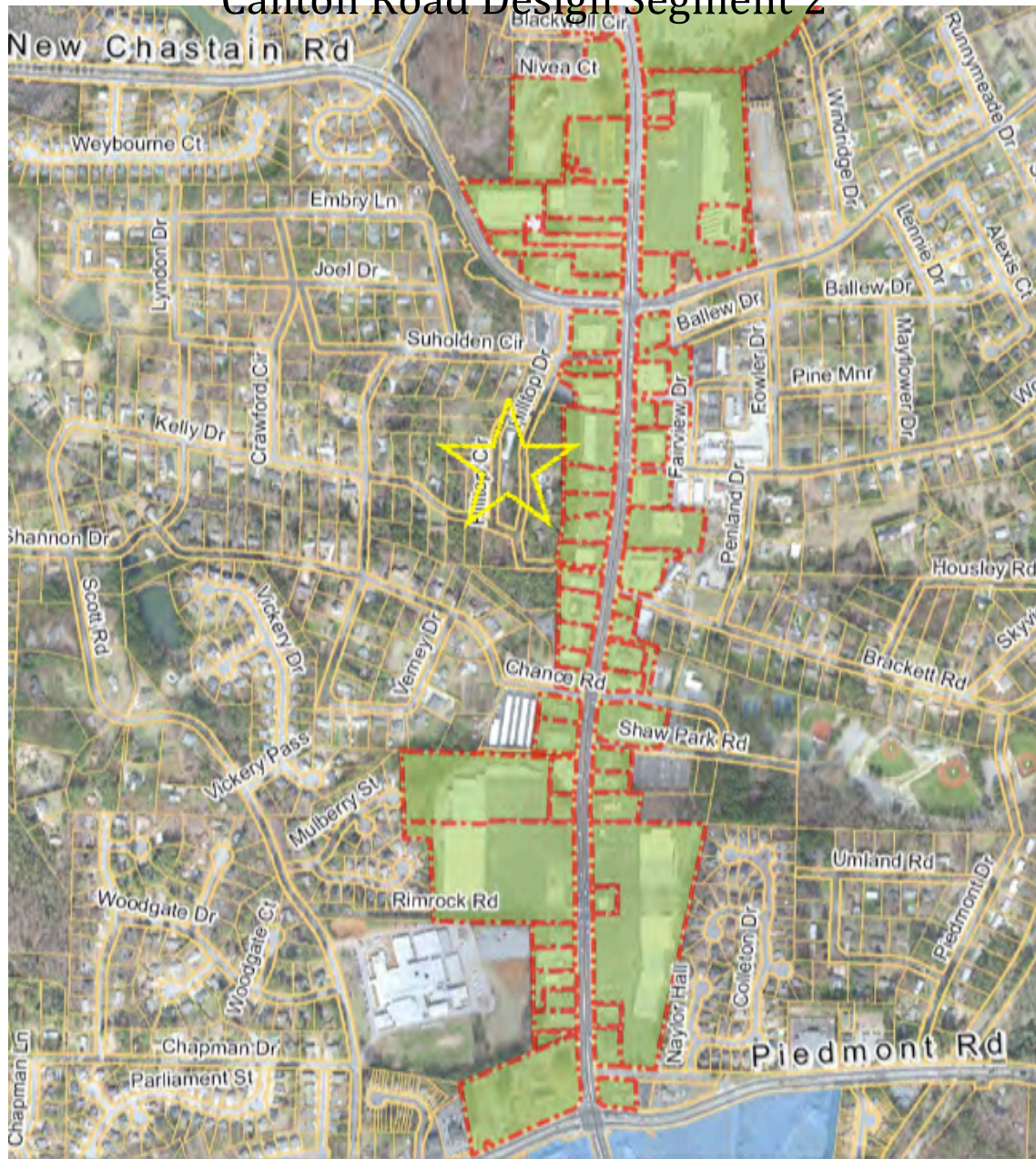


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Canton Road Design Segment 2



Canton Road Design Guidelines Segment 2



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Corridor Study

2005

CANTON ROAD CORRIDOR PLAN

INTRODUCTION

Cobb County's Community Development Agency was called upon in January 2004 to develop an in-house study for the Canton Road corridor that would address land use and infrastructure improvements along a 4.5 mile section of roadway, extending from the Sandy Plains Connector to the Cherokee County border. The Planning Division initiated a comprehensive planning process methodology calling upon an appointed Steering Committee of affected property owners and neighborhood groups to participate. The process also incorporated a series of three Public Hearings, a Kick-Off Meeting, a Design Studio/Charette session, and over twelve (12) monthly Steering Committee meetings with the neighboring residents and business owners.

The comprehensive process established a corridor plan that was adopted by the Cobb County Board of Commissioners unanimously in July 2005.

RECOMMENDATION

- Plan recommendation:
 - In the Market study, the corridor has been broke down the Canton Road corridor into three distinct segments/districts: called for a Loft District - an existing grid street network which promotes residential-type uses, a Commerce District - based on the existing retail and commercial enterprises, and a Campus District - drawn from the success of existing office and educational land uses which are connected with a bicycle/pedestrian streetscape network and land uses promoting senior housing, stacked flat condos, a community center, and mixed-use development scenarios in the older shopping center locations.
 - The corridor plan Promoted an assortment of transportation projects including multiuser trail, bike lane, pedestrian walk, transit-oriented development, intersection safety, parallel access road, and local road resurfacing.
 - A livable land use pattern is strongly encouraged in the plan such as senior housing, stacked flat condos, a community center, and mixed-use development scenarios in the older shopping center locations, and so on to create "live, work, and play" development themes.
 - One of other recommendations is focusing on the street beautification which includes installing street lighting, street furniture, gateway features, monumental signs and rail fence; create pocket parks on the corridor; regulating signage and building façade; etc.
- Implementation strategy:
 - Suggest changes to the Cobb County Future Land Use Map (FLUM) within the Canton Road Study Area and include specific text language and overlay district for sub-areas along the corridor.
 - Consider an overlay and/or design guidelines for the corridor, to provide guides for commissioners, county staff and developers when working on development or improvement on the corridor, to improve relationships with businesses on code enforcement issues, to promote family-friendly developments.
 - The planning process also motivated the formation of the Canton Road Business Association which has earmarking \$30,000 to fund gateway markers on both ends of the corridor to show that Canton Road corridor is once again a "destination."
 - The plan also tried to seek potential Livable Center Initiative (LCI) implementation funds as a redevelopment incentive for the corridor.

WHY DEVELOP THIS PLAN?

Canton Road corridor, the former SR 5 roadway evolving from a two-lane roadway in the 1960's to a five-lane urban arterial in the 1990's. The development of Town Center Mall CID in 1987 began the shift of quality retail uses away from the Canton Road corridor towards the Barrett Parkway regional activity center. The widening of Canton Road to a 5-lane section in 1996 caused the economic cycle of the corridor to further stagnate; leaving only auto-oriented industries, pawn shops, gas stations, and vacant big box stores to continue to prevail along the former S.R. 5 roadway.

Other primary concerns by the public were specific to regional traffic during peak travel periods, unsightly buildings and signage along the corridor, continuing code enforcement issues to address, and increased community desire for more diverse and neighborhood-oriented businesses along the corridor.

Therefore, the Corridor Plan have been developed to seek the incentives and potential methodology to the corridor revitalization; to reverse a trend of deserted and unkempt storefronts and homes; to enhance the appearance of landscaping and buildings along the corridor; and to alleviate the traffic congestion along the corridor.

COMMUNITY DEVELOPMENT AGENCY—PLANNING DIVISION

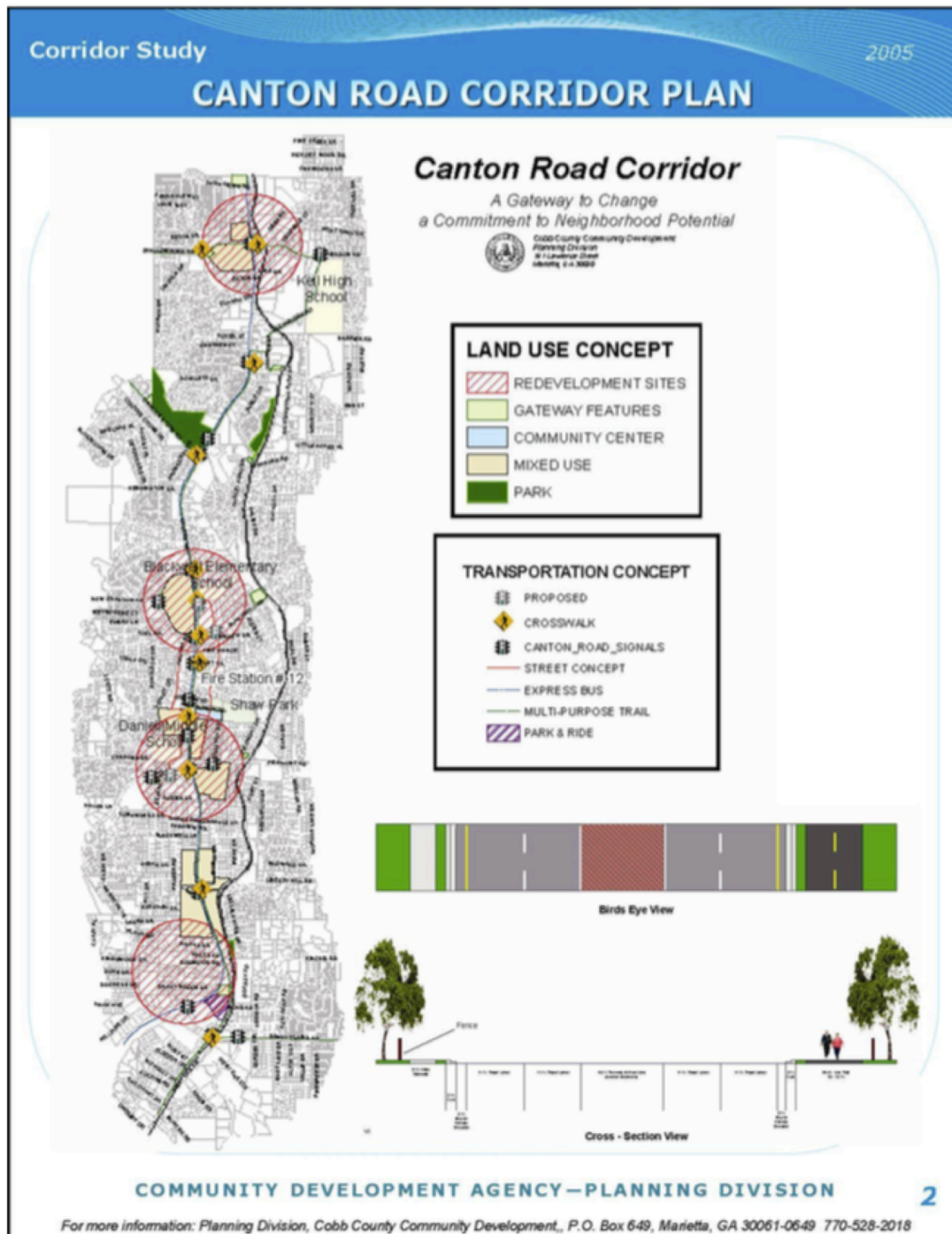
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For more information: Planning Division, Cobb County Community Development, P.O. Box 649, Marietta, GA 30061-0649 770-528-2018

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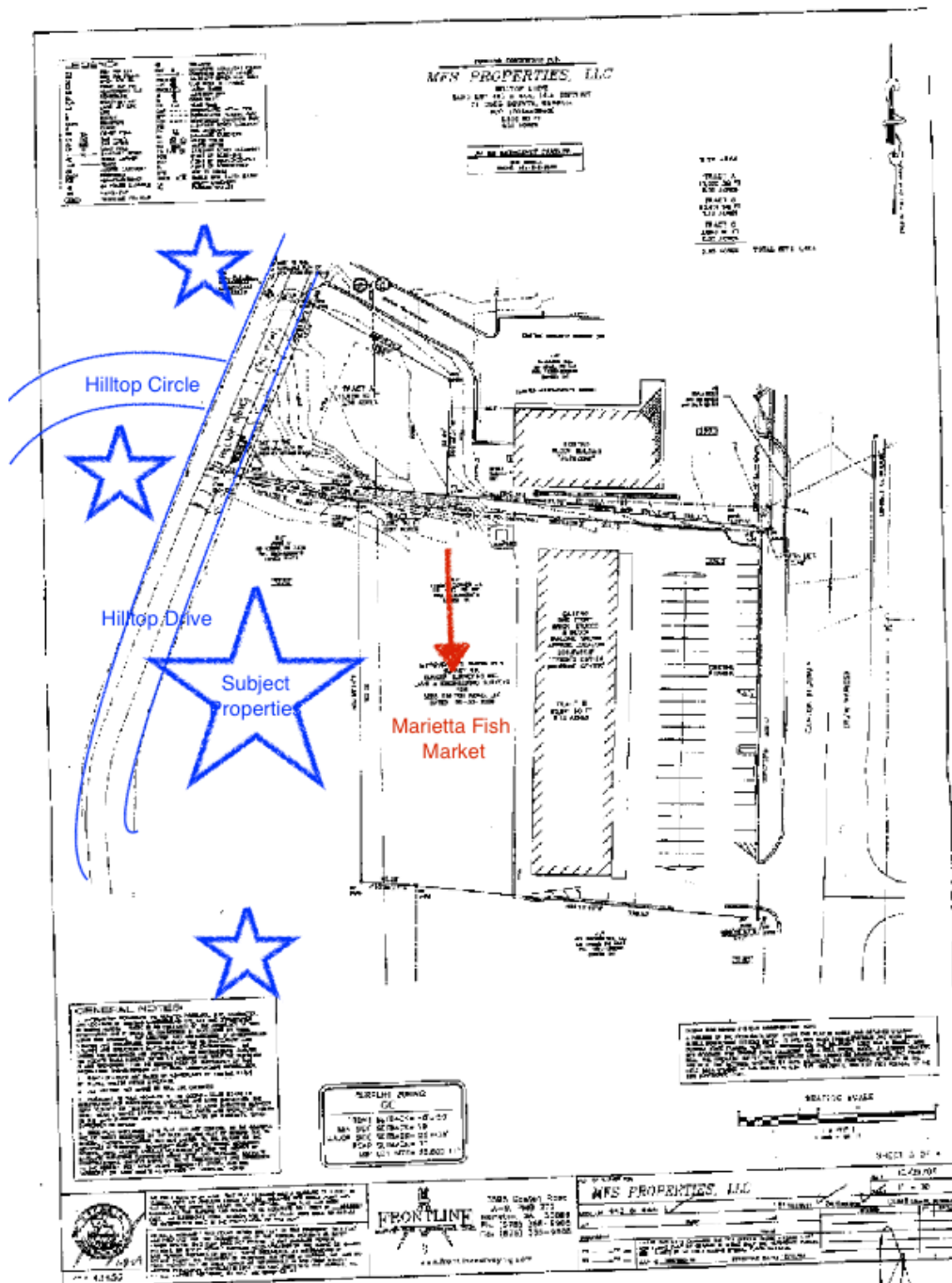
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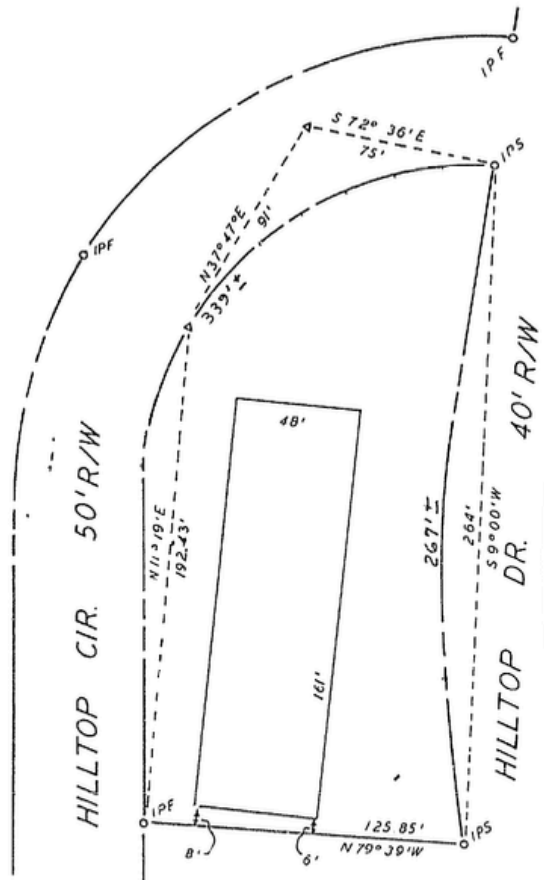
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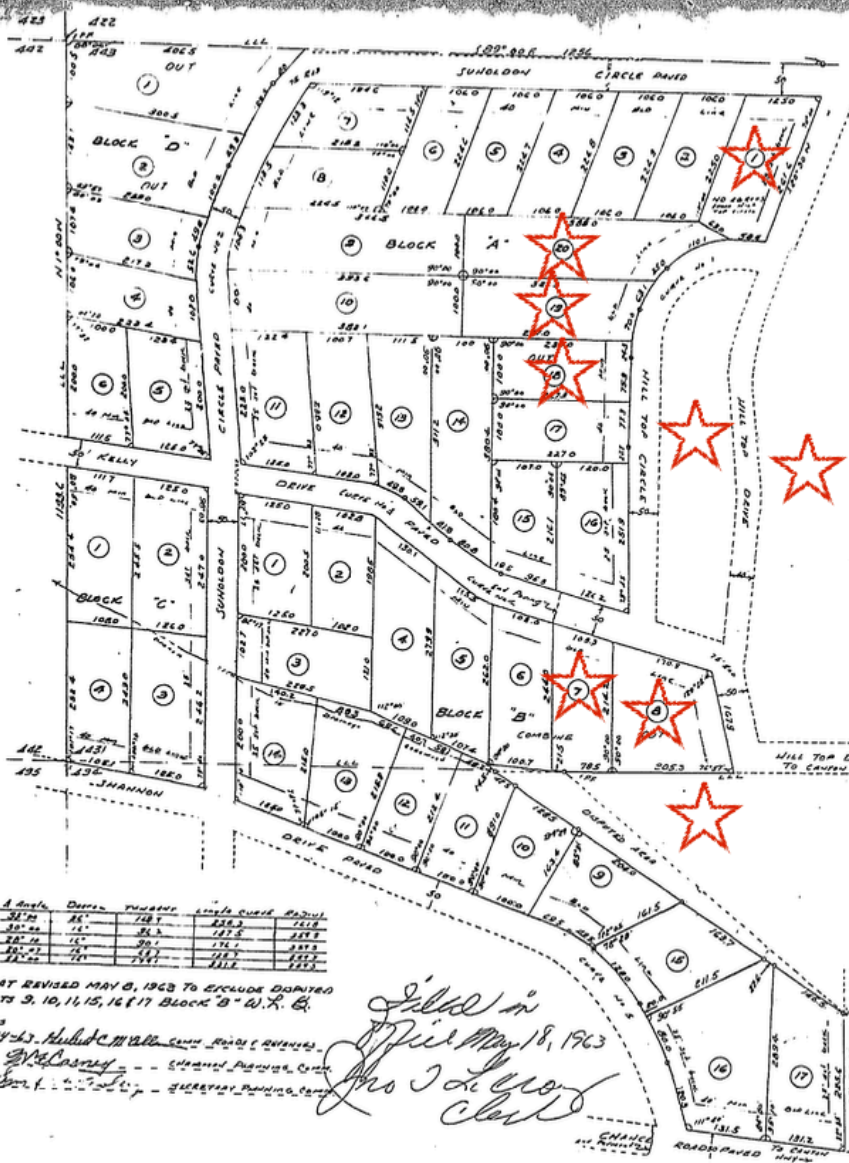
In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Richard Maskevich
Registration No. 1652

Filed in office
Feb. 7, 1972

JNC Lee
PROPERTY OF *Club*

SOLON S. SOUTHERLAND
LL 443 - 16TH DIST. 2ND SECTION
COBB COUNTY GA.
DATE 2-1-72 SCALE 1"=50'



THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHSE NAME IS SUBSCRIBED HEREIN, AND WHO IN PRESENCE THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

W.L. Burt

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING BOARD OF COBB COUNTY, GEORGIA AND IS APPROVED BY SUCH BOARD

W.L. Burt CHAIRMAN
W.L. Burt SECRETARY

DATED THIS 15th DAY OF NOVEMBER 1962

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER OF ROADS AND REVENUES OF COBB COUNTY, GEORGIA AND IS APPROVED SUBJECT TO THE PROTECTIVE COVENANTS SHOWN HEREON

DATE THIS 14th DAY OF MAY, 1962

Robert E. Burt COMMISSIONER
 OF ROADS AND REVENUES COBB COUNTY, GEORGIA

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

BY *W.L. Burt* REGISTERED C.E. NO. 1747
 BY *W.L. Burt* DEED SURVEY NO. 549

"ADDISON HEIGHTS" SUBDIVISION
 UNIT NO. 1
 L.L. 443 & 494 16TH DIST 2ND 3000
 COBB COUNTY, GEORGIA
 W.L. BISHOP SURVEYOR L.C. 3489
 OCT. 15, 1962

Plat at SCALE 1" = 200'

NOTE: IRON PINS SET AT ALL CORNERS

CURVE NO.	ANGLE	CHORD	PERCENT	LENGTH CURVE	RADIUS
1	30° 00'	100.00	100.00	100.00	100.00
2	30° 00'	100.00	100.00	100.00	100.00
3	30° 00'	100.00	100.00	100.00	100.00
4	30° 00'	100.00	100.00	100.00	100.00

THIS PLAT REVISED MAY 8, 1963 TO EXCLUDE DEDICATED AREA LOTS 3, 10, 14, 15, 16 & 17 BLOCK "B" W.L. B.

APPROVED
 DATED 5-18-63 *Robert E. Burt* CHAIRMAN
 5-13-63 *W.L. Burt* SECRETARY
 DATED 5-13-63 *W.L. Burt* SECRETARY

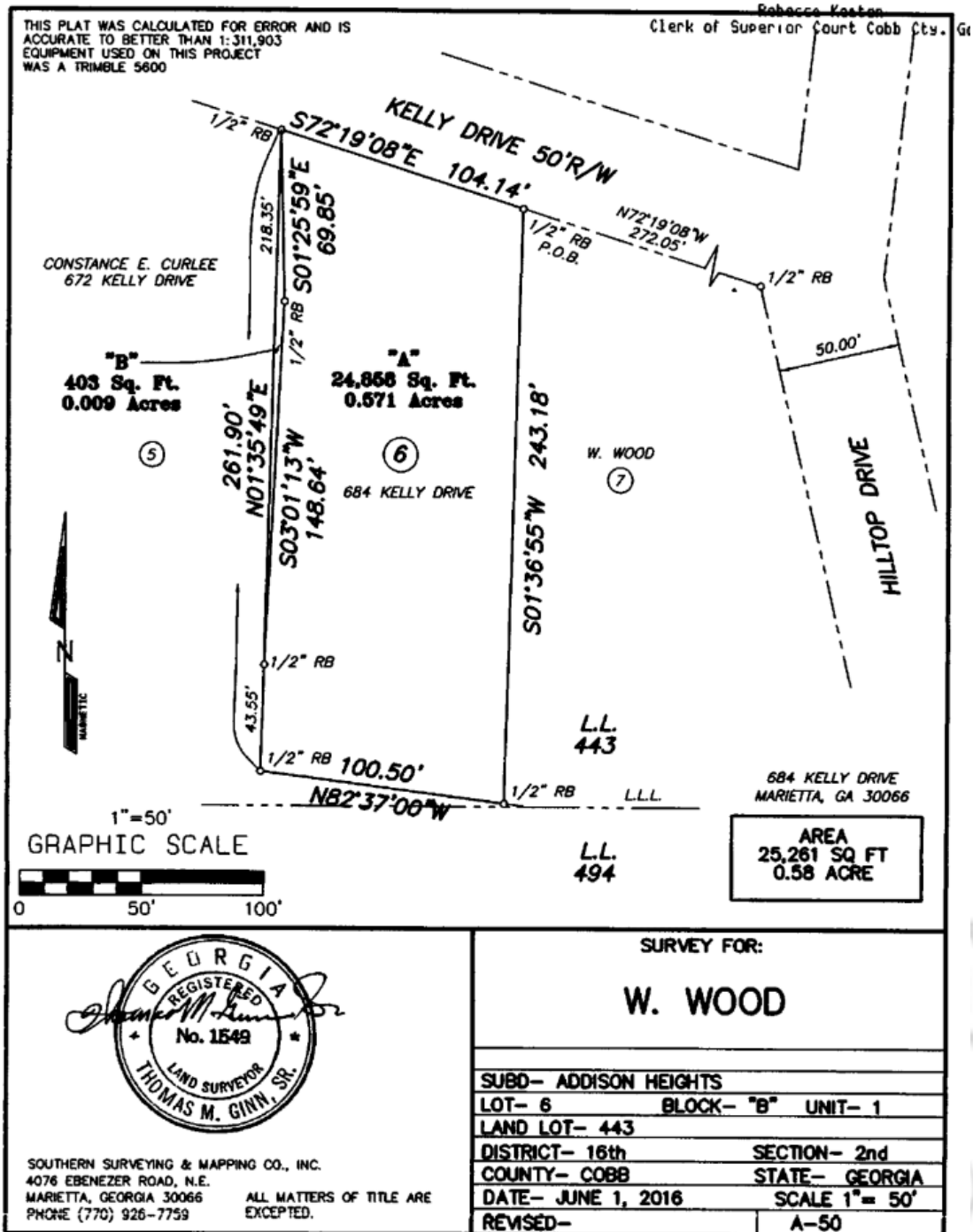
Filed in
Office May 18, 1963
W.L. Burt

NOTE: EARTH OF CLOSURE 1" IN 3415' (Boundary)

W.L. Burt

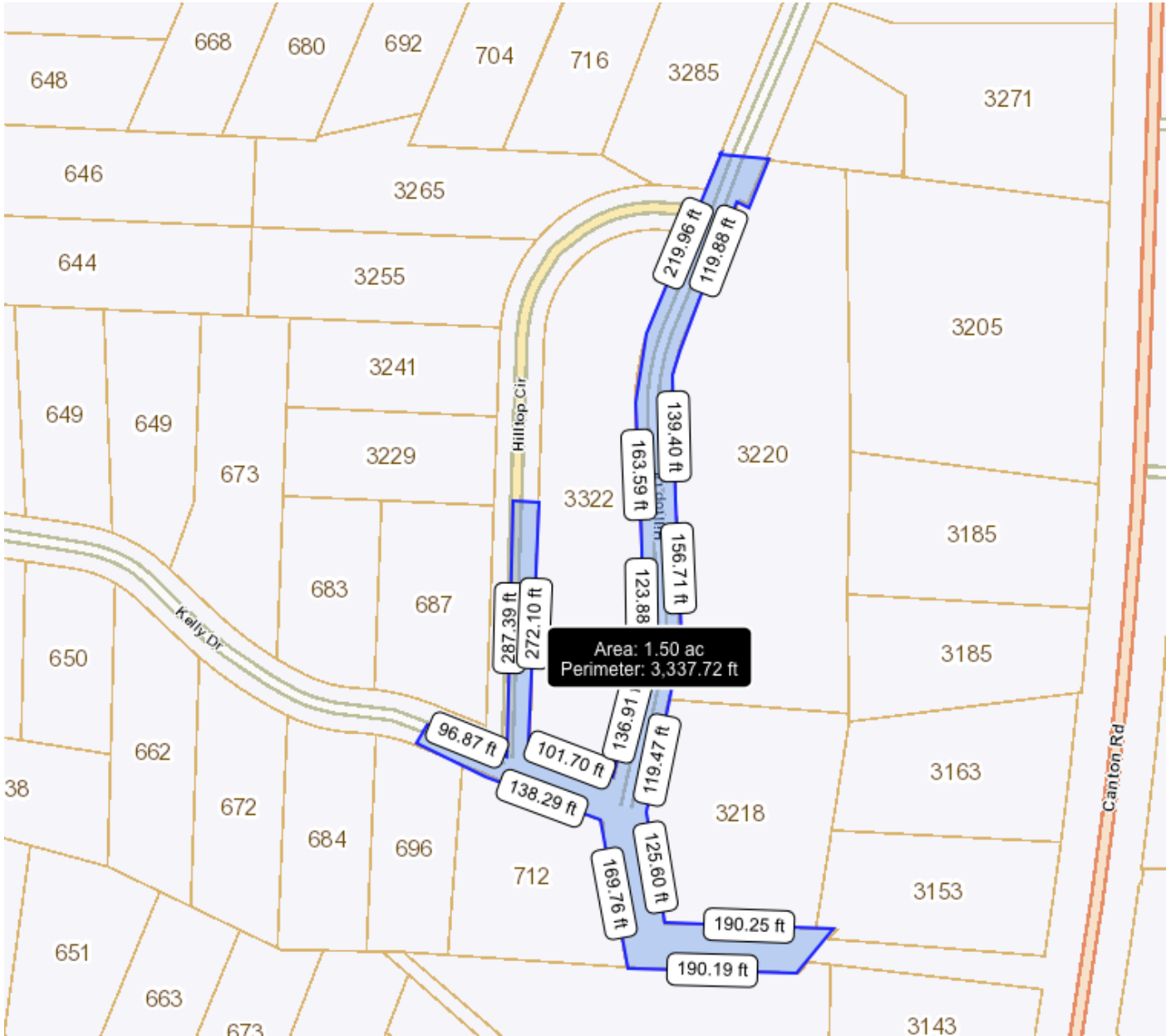


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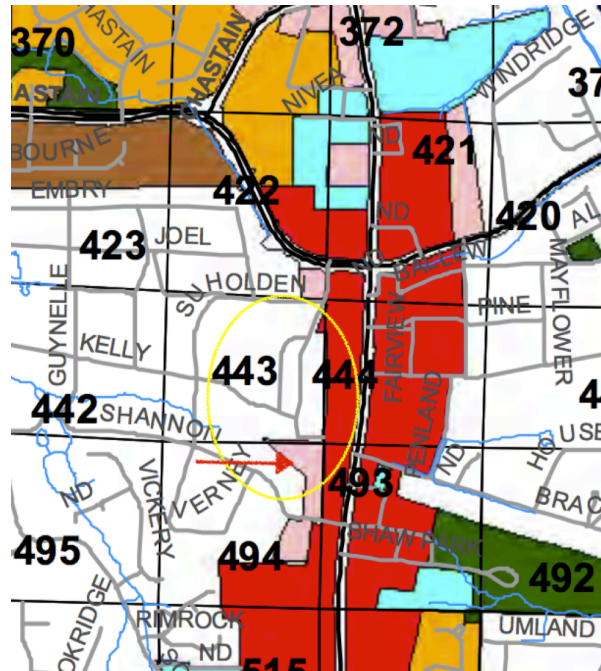
Possible Right of Way donation from Cobb: 1.5 Ac





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Cobb County Future Land Use Map Shows The O/I parcels as Neighborhood Activity Center



FUTURE LANDUSE LEGEND	
	RR Rural Residential
	VLDR Very Low Density Residential
	LDR Low Density Residential
	MDR Medium Density Residential
	HDR High Density Residential
	NAC Neighborhood Activity Center
	CAC Community Activity Center
	RAC Regional Activity Center (Note: Sub-Categories)
	IC Industrial Compatible
	IND Industrial
	TCU Transportation/Communication/Utilities
	PI Public Institution
	PRC Park/Recreation/Conservation
	CTY City

The Future Land Use Map does not categorize any land as Undeveloped or Agriculture/Forestry; development is anticipated throughout the county.

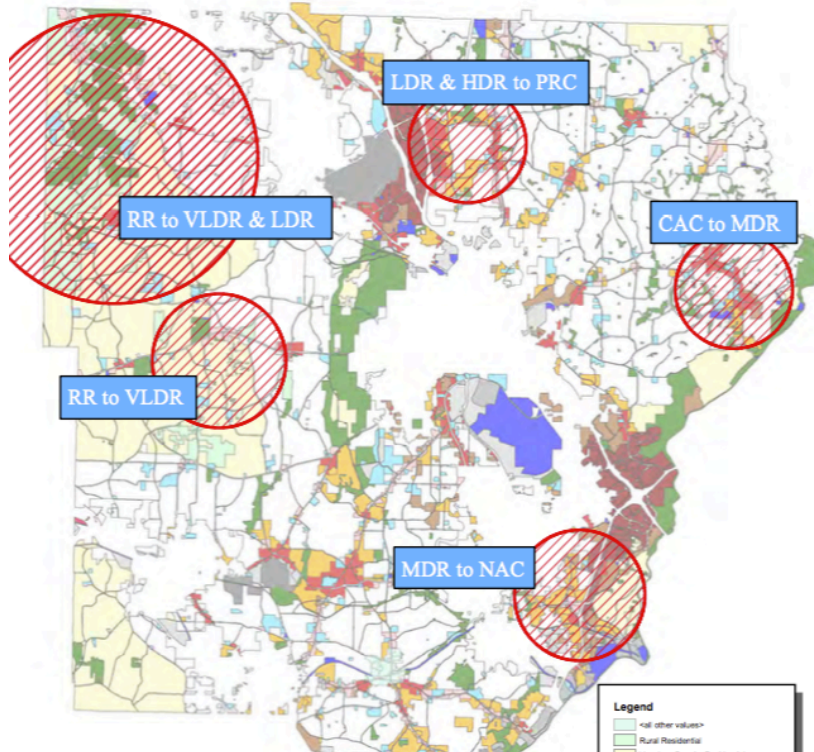
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2040 Comprehensive Plan Amendments

General location map



FUTURE LAND USE designations, definitions, & guidelines

Residential Designations

 High Density Residential (HDR)	Definition: The purpose of the High Density Residential (HDR) category is to provide for areas that are suitable for higher density housing between five (5) and twelve (12) dwelling units per acre. Density on any particular site should be sensitive to surrounding areas and should offer a reasonable transition of land use.	Allowable Zones: RR, R-80, R-40, R-30, R-20, R-15, RM-8, RM-12, FST, MHP, RR, SC, PVC	HDR Guidelines: Should be located only in areas with direct access to arterial or collectors; can serve as a transitional category between more intensive uses and less intensive uses; affordable housing with open space and high quality design is encouraged; floodplain and wetlands shall be subtracted from aggregate area prior to the calculation of residential density
 Medium Density Residential (MDR)	Definition: The purpose of the Medium Density Residential (MDR) category is to provide for areas that are suitable for moderate density housing between two and one-half (2.5) and five (5) dwelling units per acre. This category presents a range of densities.	Allowable Zones: RR, R-80, R-40, R-30, R-20, R-15, RA-5, RM-8, RD, FST, MHP, SC, PVC, RSL	MDR Guidelines: Proposals at low end of the range of densities shall be encouraged in areas that are at similar densities; high end of the range of densities are encouraged in areas with adequate services and facilities and where such proposed densities are similar; Single-family developments with densities greater than 4 upa may be limited in overall acreage due to intense deforestation, drainage, erosion, and sedimentation concerns; proposals should be developed that help protect the character of the area; can serve as a transitional category; can serve as a transitional category between more intensive uses and less intensive uses; affordable housing with open space and high quality design is encouraged;

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THE OVERLOOK AT HILLTOP DRIVE
EXISTING CONDITIONS FOR:
LAND LOTS 443 & 444, 16TH DISTRICT, 2ND SECTION
COBB COUNTY, GEORGIA

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: OK
CHECKED BY: MSF
DATE: 1-3-18
SCALE: 1" = 50'
PROJECT No.: 118003

