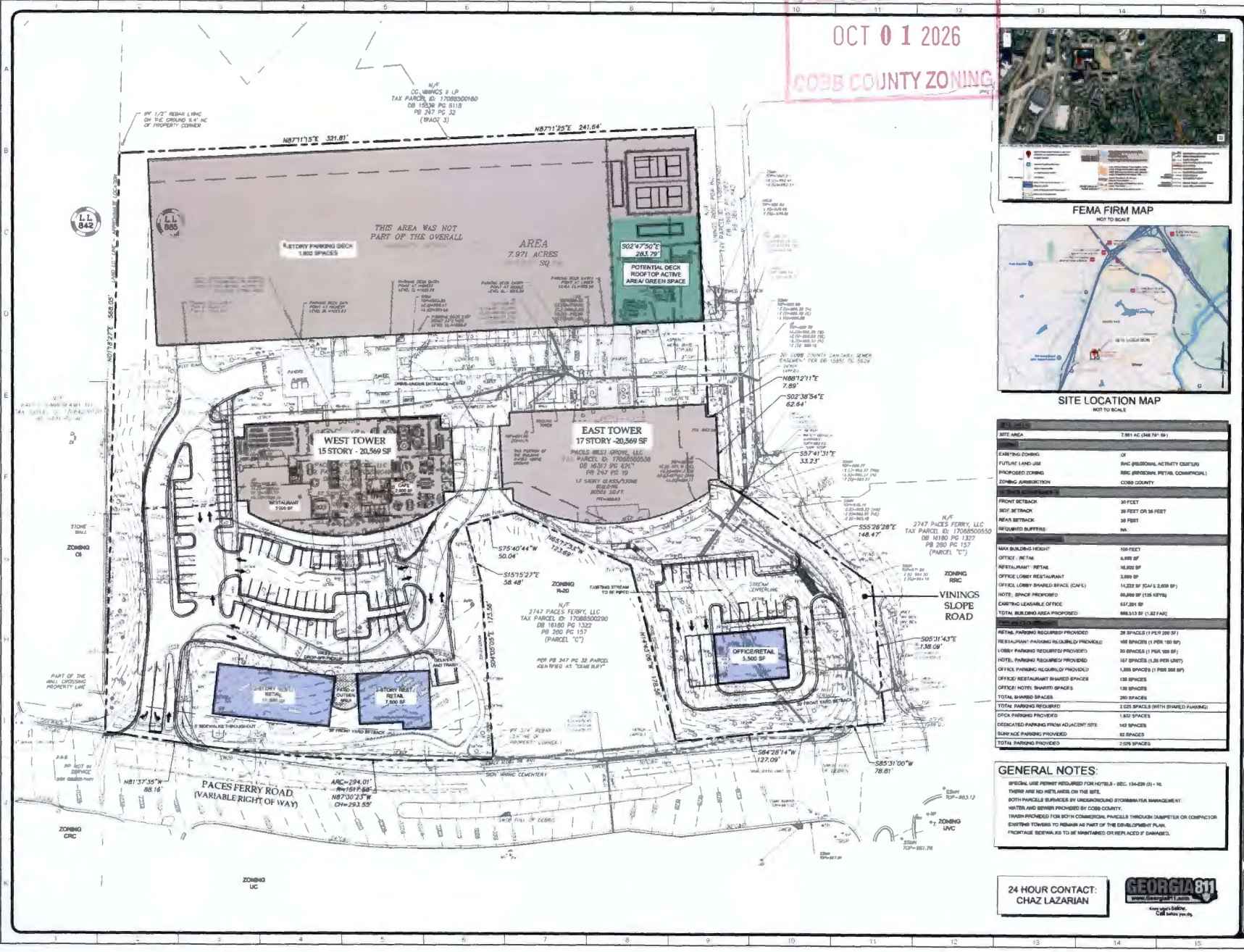
RECEIVED
OCT 01 2026
COBB COUNTY ZONING



FEMA FIRM MAP
NOT TO SCALE

SITE LOCATION MAP
NOT TO SCALE

SITE DATA	
SITE AREA	7.861 AC (342,491 SF)
ZONING	
EXISTING ZONING	OI
FUTURE LAND USE	RAC (REGIONAL ACTIVITY CENTER)
PROPOSED ZONING	RRC (REGIONAL RETAIL COMMERCIAL)
ZONING JURISDICTION	COBB COUNTY
ZONING REQUIREMENTS	
FRONT SETBACK	30 FEET
SIDE SETBACK	20 FEET OR 35 FEET
REAR SETBACK	30 FEET
BUFFERS	NA
BUILDING	
MAX BUILDING HEIGHT	100 FEET
OFFICE / RETAIL	6,000 SF
RESTAURANT / RETAIL	16,000 SF
OFFICE LOBBY RESTAURANT	3,000 SF
OFFICE LOBBY SHARED SPACE (CAFE)	14,222 SF (CAFE 2,000 SF)
HOTEL SPACE PROPOSED	88,000 SF (135 KEYS)
EXISTING LEASABLE OFFICE	537,284 SF
TOTAL BUILDING AREA PROPOSED	666,513 SF (1.92 FAR)
PARKING	
RETAIL PARKING REQUIRED/ PROVIDED	28 SPACES (1 PER 200 SF)
RESTAURANT PARKING REQUIRED/ PROVIDED	160 SPACES (1 PER 100 SF)
LOBBY PARKING REQUIRED/ PROVIDED	30 SPACES (1 PER 100 SF)
HOTEL PARKING REQUIRED/ PROVIDED	167 SPACES (1.25 PER UNIT)
OFFICE PARKING REQUIRED/ PROVIDED	1,885 SPACES (1 PER 285 SF)
OFFICE/ RESTAURANT SHARED SPACES	130 SPACES
OFFICE/ HOTEL SHARED SPACES	130 SPACES
TOTAL SHARED SPACES	260 SPACES
TOTAL PARKING REQUIRED	2,025 SPACES (WITH SHARED PARKING)
DFCA PARKING PROVIDED	1,802 SPACES
DEDICATED PARKING FROM ADJACENT SITE	142 SPACES
SURFACE PARKING PROVIDED	82 SPACES
TOTAL PARKING PROVIDED	2,026 SPACES

GENERAL NOTES:

SPECIAL USE PERMIT REQUIRED FOR HOTELS - SEC. 134-229 (3) - 16.
THERE ARE NO WETLANDS ON THE SITE.
BOTH PARCELS SURROUNDED BY UNDERGROUND STORMWATER MANAGEMENT.
WATER AND SEWER PROVIDED BY COBB COUNTY.
TRASH PROVIDED FOR BOTH COMMERCIAL PARCELS THROUGH DUMPSTER OR COMPACTOR
EXISTING TOWERS TO REMAIN AS PART OF THE DEVELOPMENT PLAN.
FRONTAGE SIDEWALKS TO BE MAINTAINED OR REPLACED IF DAMAGED.

24 HOUR CONTACT:
CHAZ LAZARIAN

GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

P: (770) 451-2741 F: (770) 451-3915
WWW.PEC.PLUS
PEC+
60 YEARS
Planners & Engineers Collaborative+
LAND PLANNING • LANDSCAPE ARCHITECTURE • CIVIL ENGINEERING
ARCHITECTS • SURVEYING & CONSTRUCTION • WATER RESOURCES
350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

PACES FERRY RD

A MASTER PLANNED DEVELOPMENT

AT

2727 PACES FERRY RD
ATLANTA, GA 30339

COBB COUNTY

FOR

PACES WEST GROVE, LLC

MUNICIPALITY PROJECT #

REVISIONS

NO.	DATE	BY	DESCRIPTION

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGE KENNETH HOOD
REGISTERED ENGINEER

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN

0 20 40 80 120

SCALE: 1" = 40'
DATE: 09/30/2026
PROJECT: 26085.00

SHEET Z1