



Metro

Cobb OKs \$300 million condo plan

Development will abut I-285

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Some last-minute concessions by the developer cleared the way for a \$300 million, mixed-use neighborhood in what is now a run-down area at I-285 and Atlanta Road in south Cobb County.

The Cobb County Commission gave unanimous approval to the 44-acre project Tuesday after the Pacific Group satisfied nearby residents with an agreement to modify development plans.

The village-style project, called Vinings West, will consist of 950 condominiums, some built over 105,000 square feet of retail shops

surrounding a tree-lined boulevard. Others will be townhouse-style or in midrise buildings of six to eight stories adjacent to I-285.

The neighborhood also will have 23 single-family houses along Oakdale Road.

About 8,600 square feet will be set aside for use as a county community center or possibly a county library.

The first units should be ready for occupancy by June 2006, developer Woody Snell said.

The developer made several concessions in order to win support from local residents, said Marietta attorney John Moore, representing the Pacific Group.

Among the stipulations agreed to by Pacific were a reduction in the number of

Pacific: Developer gets residents' OK

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units from 999 to 950. Pacific also agreed to limit the number of one-bedroom units to 32 per midrise, Moore said.

One key concern of neighborhood associations is the plan to set aside 250 units for lease, which Moore said was necessary to secure financing.

Moore said all units will be for sale but about 250 not sold when they are finished will be leased. Moore agreed Pacific will begin putting leased units up for sale after five years, even if they are occupied.

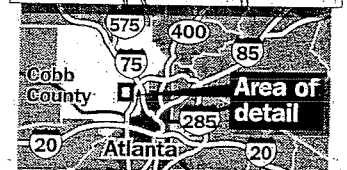
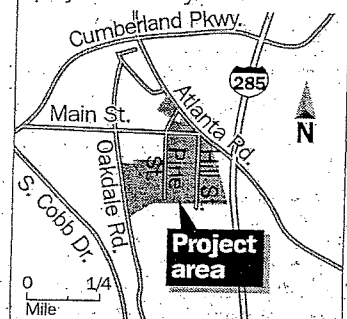
At Commission Chairman Sam Olens' suggestion, the commission adopted a proposal to require that all leases be month-to-month after five years.

That will force the leased units to be put on the market quickly, Olens said, because most renters will not accept a month-to-month lease.

Olens predicted that the units would sell so quickly that the issue of leased units

COBB ZONING CATEGORY

On Nov. 2 the Cobb Planning Commission recommended putting the project into the "planned village community" zoning category. The County Commission approved the project Tuesday.



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would be moot in five years.

The developer's concessions didn't satisfy everyone.

Attorney Randy Turner, representing the Vinings Homeowners Association, called the notion of leased condos "an illusion."

"There's no guarantee they will ever be single-family-owned," Turner said.

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