



Cobb County Community Development Agency  
Zoning Division  
1150 Powder Springs St. Marietta, Georgia 30064

Case # Z-70  
Public Hearing Dates:  
PC: 11-06-18  
BOC: 11-20-18

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### SITE BACKGROUND

Applicant: **The Wasserman Group, LLC**

Phone: (404) 874-8800

Email: [smw@wassermangroup.com](mailto:smw@wassermangroup.com)

Representative Contact: J Kevin Moore

Phone: (770) 429-1499

Email: [jkm@mijs.com](mailto:jkm@mijs.com)

Titleholder: Multiple titleholders in Rezoning Application

Property Location: West side of Acworth Dallas Road, south of Cedarcrest Road

Address: 4321, 4331, 4341, 4361, 5001, 5003 Acworth Dallas Road, and five unnumbered parcels on Acworth Dallas Road

Access to Property: Acworth Dallas Road

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### QUICK FACTS

Commission District: 1-Weatherford

Current Zoning: R-30, R-20 (Single-family Residential), and GC (General Commercial)

Current use of property: Single-family houses and undeveloped acreage

Proposed zoning: FM-8 (Multi-family Residential), and RSL (Residential Senior Living) (Non-supportive)

Proposed use: Age-restricted Residential Community

Future Land Use Designation: NAC (Neighborhood Activity Center) and VLDR (Very Low Density Residential)

Site Acreage: 65.610 ac

District: 20

Land Lot: 40 and 75

Parcel #: Multiple parcels in Rezoning Application

Taxes Paid: Yes

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Application No. Z-70 (2018)

Hearing Dates: PC: 11/06/2018  
BOC: 11/20/2018

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

## Summary of Intent for Rezoning

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**Part 1. Residential Rezoning Information (attach additional information if needed)**

- a) Proposed unit square-footage(s): RM-8 - 1,250+/- square feet, and greater; RSL - 1,550+/-, and greater
- b) Proposed building architecture: Traditional; Coastal; Craftsman  
1 - 1-1/2 story homes
- c) List all requested variances: To be supplemented during the rezoning process.
- .....

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**Part 2. Non-residential Rezoning Information (attach additional information if needed)**

- a) Proposed use(s): Not Applicable
- b) Proposed building architecture: Not Applicable
- c) Proposed hours/days of operation: Not Applicable
- d) List all requested variances: Not Applicable
- .....

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**Part 3. Other Pertinent Information (List or attach additional information if needed)**

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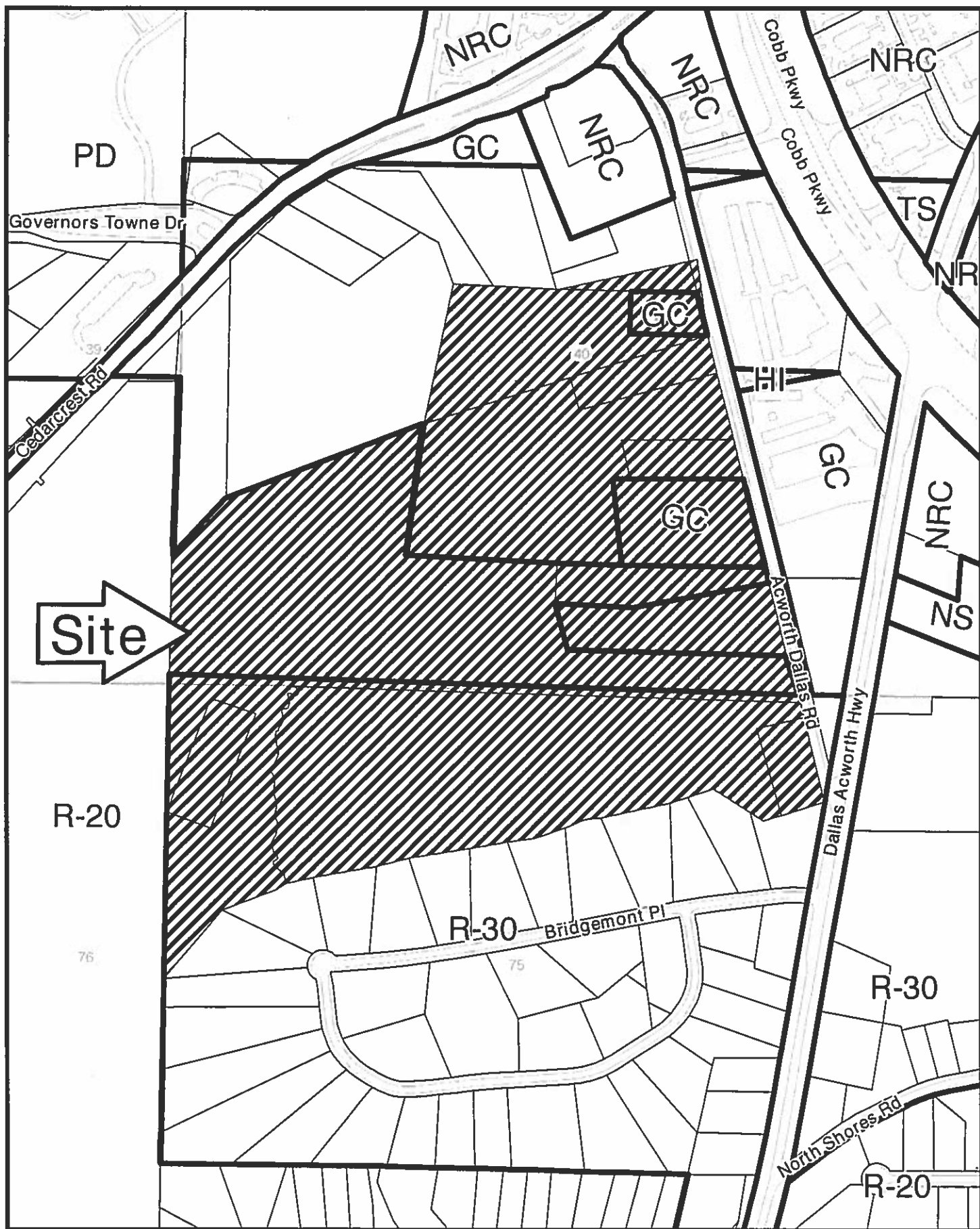
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**Part 4. Is any of the property included on the proposed site plan owned by the Local, State, or Federal Government?**

(Please list all Right-of-Ways, Government owned lots, County owned parcels and/or remnants, etc., and attach a plat clearly showing where these properties are located).

None known at this time.

\*Applicant specifically reserves the right to amend any information set forth in this Summary of Intent for Rezoning, or any other portion of the Application for Rezoning, at any time during the rezoning process.

# Z-70 2018-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

# Homestead Communities

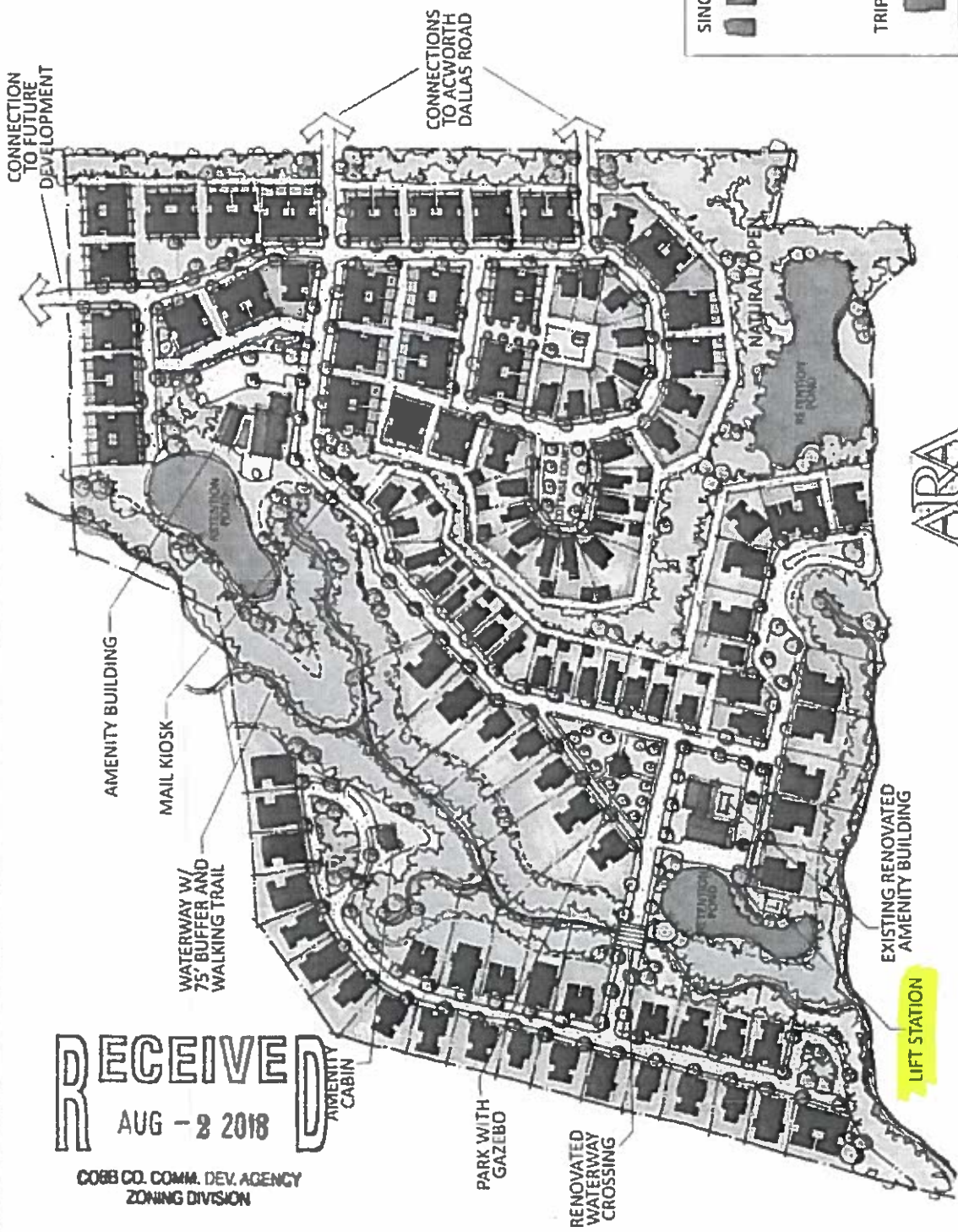
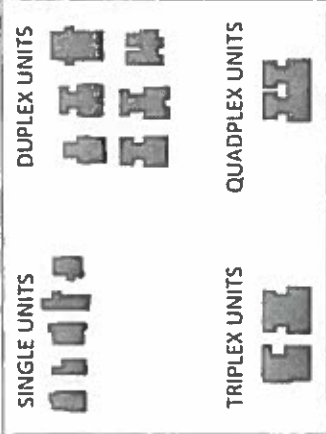
The Wasserman Group

Z-70  
(2018)

**FOR SALE:**  
SINGLE 18  
DUPLEX 5  
TRIPLEX 9  
QUADPLEX 17  
TOTAL 123

**LEASED HOMES:**  
SINGLE 16  
DUPLEX 33  
TRIPLEX 13  
QUADPLEX 1  
TOTAL 125

**TOTAL UNITS 248**



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ZONING DIVISION

**ARA**

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