



## Community Development – Zoning Division

John Pederson – Division Manager

### **ZONING CASE**

Z-68-2022

### **SITE BACKGROUND**

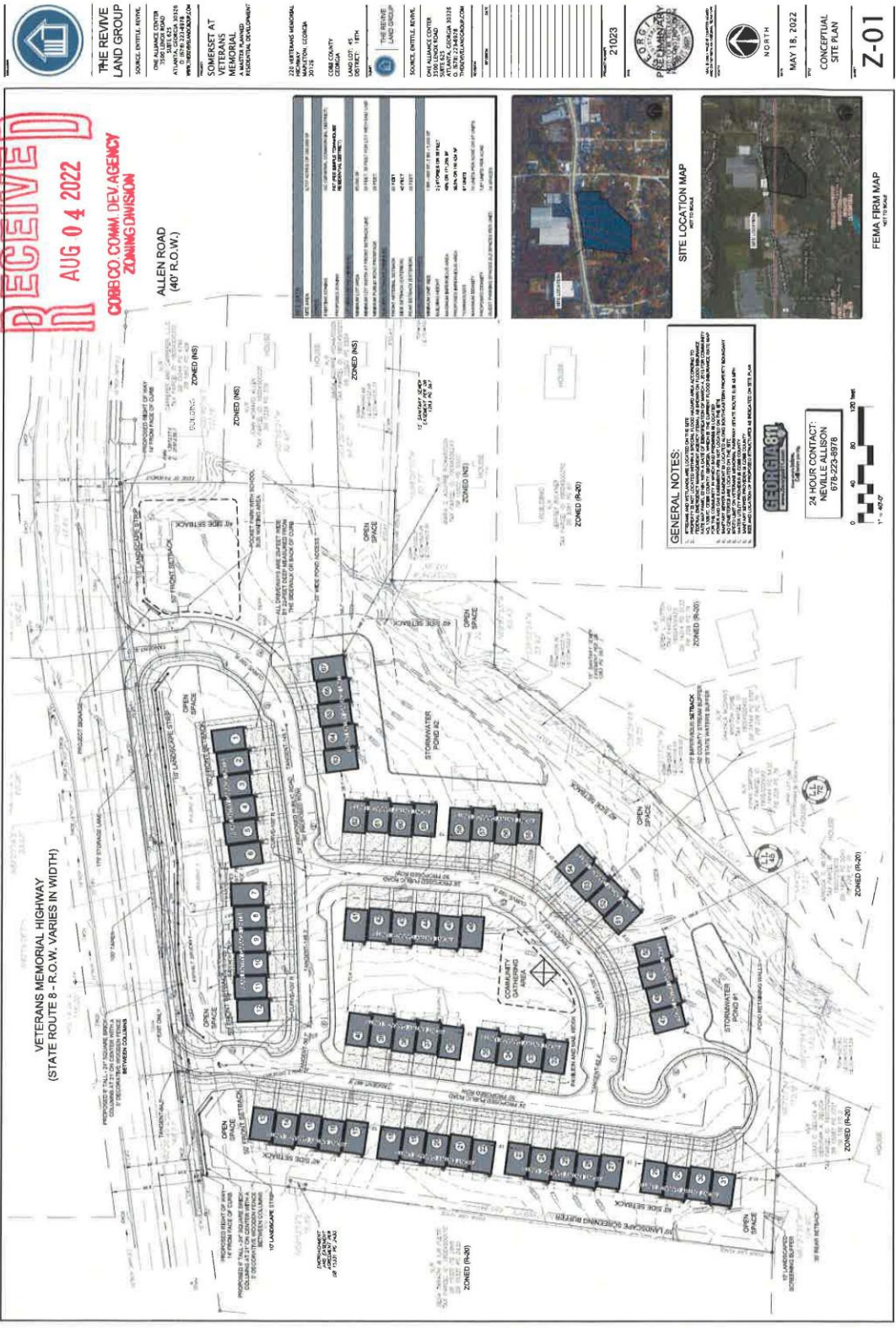
Applicant	The Revive Land Group, LLC
Phone	678-223-8978
Email	nallison@therevivelandgroup.com
Representative Contact	J. Kevin Moore
Phone	770-429-1499
Email	jkm@mijs.com
Titleholder	Estate of Hazel Elizabeth Cash, Estate of Mildred A. Reeves, Estate of Mary Ruth Allen
Property Location	Located on the south side of Veterans Memorial Highway, west of Allen Road
Address	220, 230, 240, 250, 260, 262, 272, 280 Veterans Memorial Highway
Access to Property	Veterans Memorial Highway

### **QUICK FACTS**

Commission District	4-Sheffield
Current Zoning	GC
Current Use of Property	Single-family residences
Proposed Zoning	FST
Proposed Use	Townhome community
Future Land Use	NAC
Site Acreage	8.737
District	18
Land Lot	45
Parcel #	18004500180, 18004500390, 18004500190, 18004500270, 18004500380, 18004500280, 18004500400, 18004500200, 18004500300, 18004500350, 18004500290, 18004500370
Taxes Paid	Yes

### **FINAL ZONING STAFF RECOMMENDATIONS**

[Click here to enter text.](#)



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AUG 04 2022

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

ALLEN ROAD  
(40' R.O.W.)

VETERANS MEMORIAL HIGHWAY  
(STATE ROUTE 8 - R.O.W. VARIES IN WIDTH)

**THE REVIVE  
LAND GROUP**  
SOURCE: UNTITLE REVEAL  
ONE ATLANTA CENTER  
SUITE 402  
ATLANTA, GA 30338  
WWW.THEREVIVEGROUP.COM

**SOMERSET AT  
VETERANS**  
A MULTI-UNIT  
RESIDENTIAL DEVELOPMENT

228 VETERANS MEMORIAL  
MARIETTA, GEORGIA  
30067  
COUNTY  
COMMUNITY  
LAND LOT: 45  
DISTRICT: 10TH

21023

2022

228 VETERANS MEMORIAL  
MARIETTA, GEORGIA  
30067  
COUNTY  
COMMUNITY  
LAND LOT: 45  
DISTRICT: 10TH

21023

2022

DATE	DESCRIPTION	BY	FOR
08/04/2022	RECEIVED		



**GENERAL NOTES:**

- THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF THE ARCHITECT AND SHALL REMAIN HIS OR HER PROPERTY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
- THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE COUNTY FLOOD HAZARD MAP (FIRM) AND HAS IDENTIFIED FLOOD HAZARD ZONES ON THIS PLAN. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE COUNTY FLOOD HAZARD MAP (FIRM) AND HAS IDENTIFIED FLOOD HAZARD ZONES ON THIS PLAN. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE COUNTY FLOOD HAZARD MAP (FIRM) AND HAS IDENTIFIED FLOOD HAZARD ZONES ON THIS PLAN.

**24 HOUR CONTACT:**  
NEVILLE ALLISON  
678-223-8978

**Z-01**



Application No. Z-68 (2022)

Hearing Dates: PC - 10/04/2022  
BOC - 10/18/2022

# 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): 1,800 square feet and greater
  - b) Proposed building architecture: Craftsman/Traditional
  - c) List all requested variances: None known at this time.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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: \_\_\_\_\_
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

.....  
**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 portion of the Application for Rezoning, at any time during the rezoning process.