

August 4, 2020

Mr. Russell J. Roth, Director of Development Services
Ms. Shelby Little, Planning and Zoning Manager
City of Marietta
Department of Development Services
205 Lawrence Street, Marietta, Georgia 30060

RE: Stipulation Letter: Application for Rezoning; Application Z 2020-07 Cunningham Road.
Applicant: Venture Communities, LLC
Property Owners: Steven A. Cunningham, Carolyn Swanson and Harry W. Cunningham
Property: 8.782 acres, more or less, located on the west side of Cunningham Road
at 1520, 1540 & 1560 Cunningham Road, Marietta, Georgia 30008; Land Lots 8 & 9,
17th District, 2nd Section, Cobb County, Georgia.

Dear Rusty and Shelby:

Venture Communities, LLC, the Applicant (hereinafter "Applicant") in the Application for Rezoning with regard to approximately 8.782 acres, more or less, located on the west side of Cunningham Road at 1520, 1540 & 1560 Cunningham Road, Marietta, Georgia 30008; Land Lots 8 & 9, 17th District, 2nd Section, Cobb County, Georgia (hereinafter the "Property" or the "Subject Property") is pleased to present the following information for your consideration. After meeting with planning and zoning staff and various City of Marietta departmental representatives, reviewing the Staff Comments and Recommendations, reviewing the uses of surrounding properties, we are submitting this letter of agreeable stipulations and conditions which, if the Application for Rezoning is approved, as submitted, shall become a part of the grant of the requested zoning and shall be binding upon the Subject Property.

The proposed stipulations are as follows:

1. Applicant seeks rezoning of the Subject Property from the existing zoning category of R-2 Residential to the proposed zoning category of PRD-SF per the City of Marietta ("City") ordinances for the construction of Fee Simple Townhome, specific to the original Site Plan prepared by BH&D Engineering, Inc. dated May 11, 2020 and then revised by BH&D Engineering, Inc, revision dated July 10, 2020. A reduced copy of the revised Site Plan from April 30, 2019 is attached hereto as Exhibit "A" and incorporated herein by reference.
2. The Subject Property shall be developed for a residential community consisting of a maximum of fifty-nine (59) townhomes. The entire site is comprised of 8.782+/- acres and is planned for a total of 59 homes or a maximum density of 6.7 units per acre.

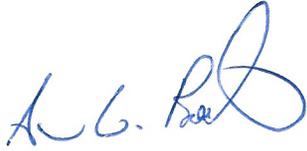
3. Applicant agrees the minimum house size for the homes in the proposed development shall be 1,700 square feet of heated and cooled living space. It is anticipated that the typical product constructed will range from 1,850 to 2,450+ square feet of heated and cooled living space.
4. Homes within the proposed community shall be substantially similar in style and architecture to the elevations attached hereto as Exhibit "B". All homes will have similar front elevations and shall, as a general rule, use a combination of masonry (i.e. brick, stone or stacked stone or any combination thereof) and stucco, cement fiber board & batten, cement lap siding, cement shake or cedar shake shingles or combination thereof. Side and rear elevations may also utilize masonry (i.e. brick, stone, stacked stone or any combination thereof) as well as stucco, cement fiber board & batten, cement lap siding, cement shake or cedar shake shingles or combination thereof.
5. The proposed community shall have public streets to be maintained by the City/County after the community is released to the City upon completion of the Applicant maintenance period. All driveways shall be constructed in such a manner as to minimize parking in fronts of homes and homeowners will be instructed to use designated off-street parking when driveways are full of vehicles. Adequate off-street parking shall be provided in accordance with City standards. All streets and off-street parking shall be constructed and maintained to City Department of Transportation ("City DOT") standards.
6. Applicant agrees to the creation of a mandatory homeowners association ("HOA"). The HOA shall be solely responsible among other things, strict architectural control, the upkeep and maintenance of all front, rear and side yards of all homes, common areas, amenities, and amenity areas; including the entrance areas, pavilion, dog park, Open Space (see Site Plan Exhibit "A"), mail kiosk, boundary buffers, fencing, off-street parking and other items so constructed by the Applicant.
7. Additionally, and in conjunction with the creation of the mandatory HOA, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community.
8. All homes shall have a minimum of a 2-car garage. Garages shall be primarily used for the parking of vehicles and shall not be converted to other uses. The Applicant shall include this restriction in the covenants to be enforced by the HOA. In addition, the HOA shall be empowered by the covenants to discourage any parking in front of homes (except in designated off-street parking areas) and to encourage, whenever possible, that homeowners park cars in the garage. The HOA shall have authority to issue monetary fines to homeowners for violations of these covenants. It is further understood; the Applicant shall be permitted to utilize the garage of the model home as the sales office for the community, if Applicant so desires. Prior to the issuance of a permanent certificate of occupancy for the model home, the sales office will be converted to garage space.

9. The entrance signage for the proposed community shall be ground based, monument-style signage, and shall consist of brick, stone, stacked stone, or combinations thereof, with accents architecturally consistent with the proposed homes.
10. Landscaping of the entrance areas as well as the frontage of the proposed community along all public streets, shall be professionally designed by a registered landscape architect and professionally implemented, which shall include the installation of an irrigation system, where appropriate. Maintenance of the entrance area and public street frontage at the entrance shall be by the mandatory HOA as set forth in the declaration of covenants, easements, and restrictions. All detention ponds shall be professionally landscaped in accordance with any applicable City standards.
11. The submission of a Landscape Plan, designed by a registered landscape architect, during Plan Review process which shall be subject to staff review and approval and which shall include the sodded yards throughout the residential development and irrigated, as necessary.
12. Any streetlights installed within the proposed community will comply with the current City of Marietta Street Lighting Ordinance and shall be environmentally sensitive with down lighting.
13. All utilities servicing the residences within the proposed community shall be underground.
14. Electric and communications transformers, all mechanical and HVAC equipment and all trash and/or garbage receptacles shall be enclosed and/or concealed from view through landscaping or similar measures as long as such efforts toward shielding or concealment do not interfere with utility placement.
15. Applicant agrees the stormwater management facilities and system, hydrology, stormwater management and downstream considerations including, but not limited to, recommendations regarding the shall be constructed and installed consistent with all requirements of the City of Marietta Public Works and the City Engineer.
16. Per the report from Stephen Modica of Gaia Environmental Consulting, LLC dated on January 31, 2020, as reviewed and accepted by the City indicated there are no state waters on this site and therefore no undisturbed state waters' buffers will be necessary as the Applicant proceeds with a land development plan.
17. Compliance with the recommendations from the City of Marietta Public Works Director and the City Engineer with respect to traffic/transportation issues, including the following:
 - a. Applicant shall construct decel lanes at both entrances as right-of-way ("ROW") which has been given or can be given by Applicant will allow. It appears as if the 50' taper and perhaps some small piece of the actual decel lane is all that can be built at either entrance at this time. Please reference the traffic study performed by A&R Engineering, Inc. dated August 3, 2020 a copy of which has been given to the City ("Traffic Study").

- b. Current Cobb County DOT standards specify that any community in excess of 50 units must have a left turn lane into the community. Per the Traffic Study and in consultation with our civil engineer, Applicant believes there does not exist enough ROW to properly construct the left turn lane into the community at the main entrance or the secondary entrance. Thus, a variance may be necessary regarding both left turn lanes.
18. All setbacks shall be as shown on the referenced Site Plan.
19. Applicant agrees to the installation of interior sidewalks along all interior streets as per the attached Site Plan.
20. Applicant shall construct an open-air pavilion and fire pit with appropriate landscaping for the use and enjoyment of the homeowners. The pavilion shall be constructed per the attached Site Plan adjacent to the Open Space. In addition, a dog park shall be constructed adjacent to the mail kiosk per the attached Site Plan. The pavilion, Open Space and dog park and landscaping associated with these amenities shall be maintained by the HOA.
21. Applicant will need a variance regarding the 25% or 2.2 acres of Open Space per the City ordinance. Currently, the Site Plan has approximately 20% or 1.72 acres of Open Space.
22. All construction vehicles will be parked on-site on the Property at all times. No construction vehicles shall be parked on Cunningham Road or other surrounding streets to the proposed development.
23. Adherence to the following construction hours:
 - a. 7:00 a.m. until 7:00 p.m., Monday through Friday, from October 1st to March 31st.
 - b. 7:00 a.m. until 8:00 p.m., Monday through Friday, from April 1 to September 30th.
 - c. 9:00 a.m. until 6:00 p.m. on Saturdays.
 - d. No outside work on Sundays unless approved ahead of time by the City's Director of Development Services.
24. The Director of Development Services shall have the authority to approve minor modifications and revisions as the Development Proposal proceeds through Plan Review process and thereafter, except for those:
 - a. Increase the density of the residential community.
 - b. Violate the City of Marietta Zoning or Developmental Ordinances and Regulations.
 - c. Expressly contravene the existing policies and procedures of the City of Marietta.
 - d. Require the granting of a Waiver or a Variance.

We believe the requested zoning, together with the revised Site Plan and the stipulations set forth herein, is an appropriate use of the Subject Property while taking into consideration the area and existing neighborhoods and residents surrounding the proposed development. The proposed residential community shall be a quality development, shall be compatible with surrounding neighborhoods, and shall be an enhancement to the Subject Property and the community as a whole.

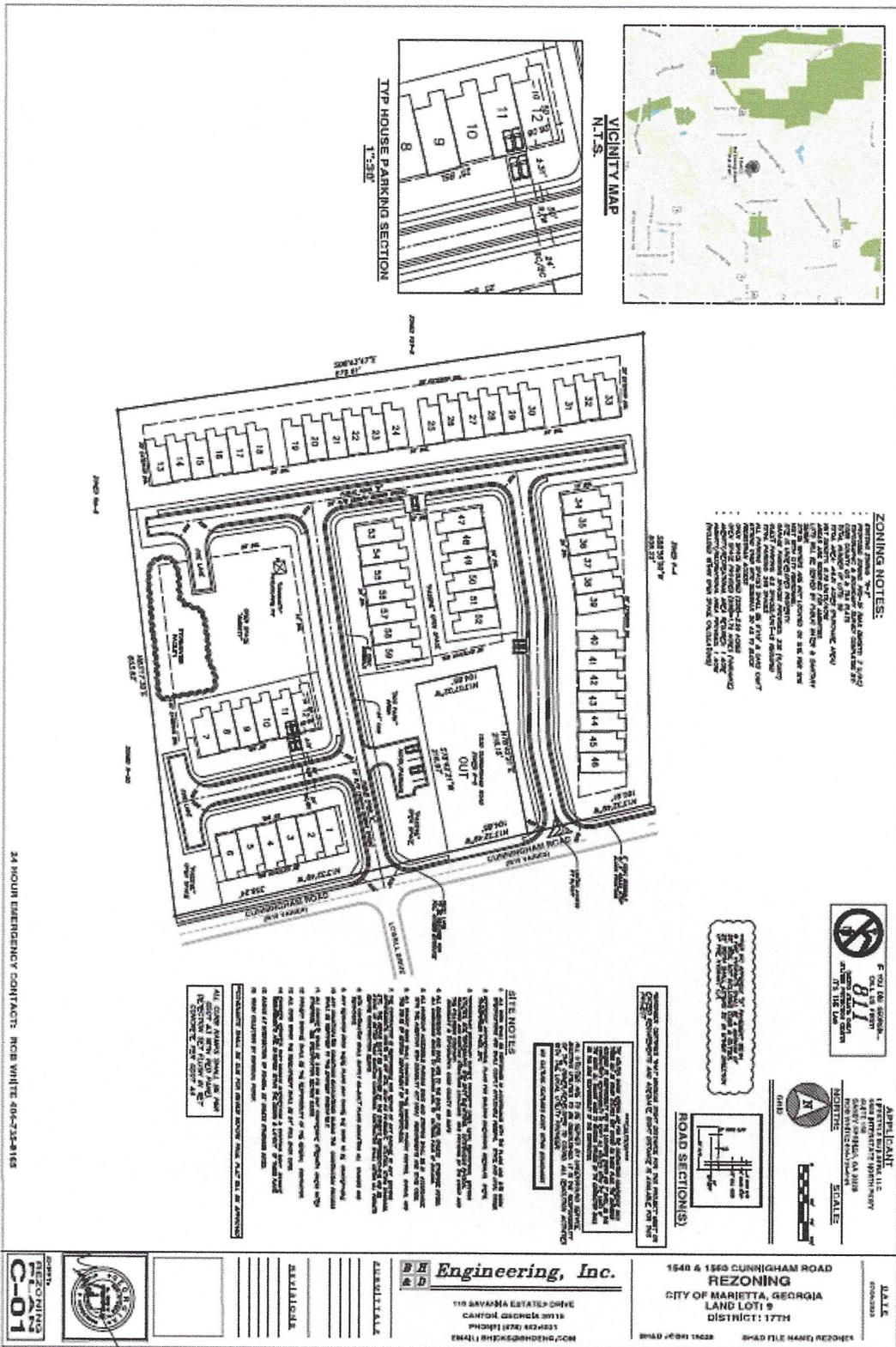
Thank you in advance for your consideration of this project.



Sean G. Randall
Venture Communities, LLC
5500 Interstate North Parkway, Suite 150
Sandy Springs, Georgia 30328
Mobile Phone: (770) 616-7515
E-Mail: seanr@totalpropertyadvisors.com

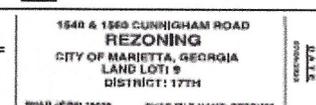
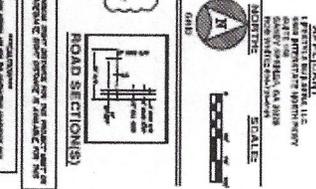
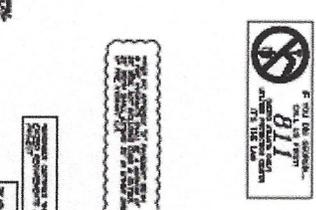
See Attachments

Exhibit "A" Site Plan



ZONING NOTES:

- 1. The proposed rezoning is for a residential use.
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- 46. The proposed rezoning is for a residential use.



APPLICANT:
 1. PRINCE WILLIAM, LLC
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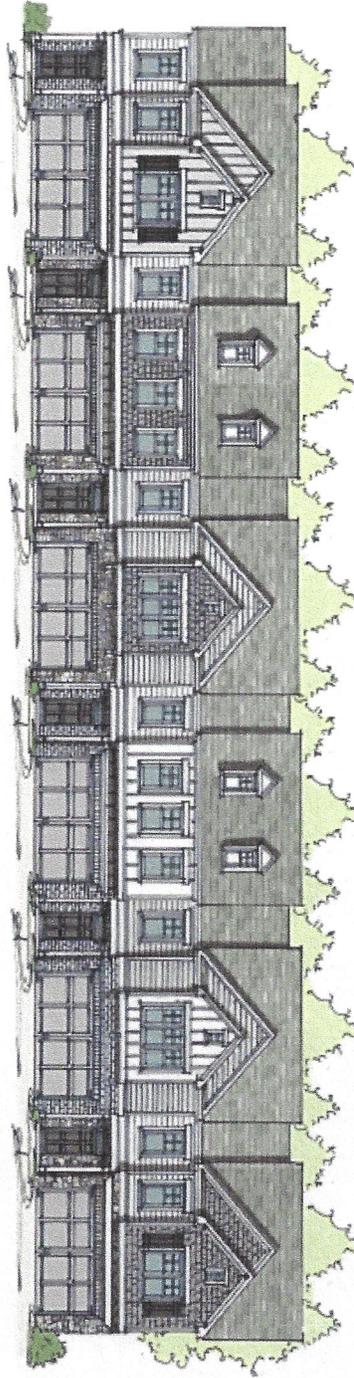
ENGINEERING, INC.
 110 SAVANNA ESTATES DRIVE
 CANYON, GEORGIA 30115
 PHONE: (478) 824-2155
 EMAIL: INFO@ENRINC.COM

1540 & 1560 CUNNINGHAM ROAD
REZONING
 CITY OF MARIETTA, GEORGIA
 LAND LOTS &
 DISTRICT: 17TH

24 HOUR EMERGENCY CONTACTS: ROB WHITE 404-235-8185

NOT ISSUED FOR CONSTRUCTION

Exhibit "B" Product Front Elevations



A 001	 ESTABLISHED 1986 578-887-4458 939 OLD LAURETOWN ROAD LAWRENCEVILLE, GA 30046	FRONT ELEVATIONS CITY OF MARIETTA	 3500 INTERSTATE NORTH PARKWAY SUITE 60- SANDY SPRING, GA. 30528
	THESE ELEVATIONS ARE THE PROPERTY OF MAIN STREET & DESIGNS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MAIN STREET & DESIGNS, INC.		

Other Product Photos from Heritage Ridge (White Circle, City of Marietta)
26' Wide Single Family Detached – See Side/Rear Elevation Treatments by Venture Communities





REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2020-07

LEGISTAR: #20200038

LANDOWNERS: Steven Allen Cunningham
1560 Cunningham Road
Marietta, GA 30008

Harry William Cunningham
172 Camden Knoll
Dallas, GA 30157

Carolyn Swanson
894 Poplar Springs Road
Dallas, GA 30157

APPLICANT: Venture Communities, LLC
5500 Interstate North Parkway, Suite 150
Sandy Springs, GA 30328

AGENT: n/a

PROPERTY ADDRESS: 1520, 1540, & 1560 Cunningham Road

PARCEL DESCRIPTION: District 17, Land Lot 9, Parcels 0040 & 0160

AREA: ±8.782 **COUNCIL WARD:** 2B

EXISTING ZONING: R-20 (Single Family Residential – County) &
R-2 (Single Family Residential 2 units/acre – City)

REQUEST: PRD-SF (Planned Residential Development – Single Family)

FUTURE LAND USE: MDR (Medium Density Residential)

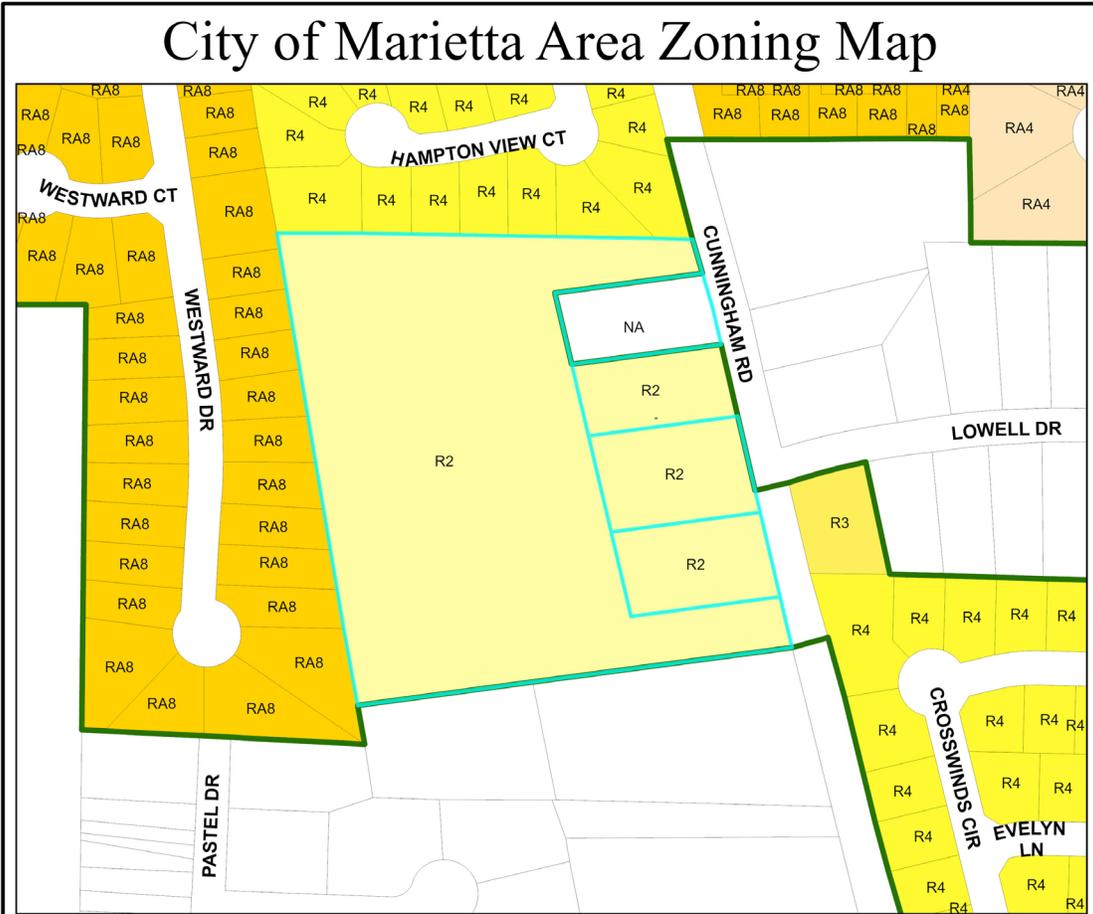
REASON FOR REQUEST: To build a fifty-nine (59) unit townhome community

PLANNING COMMISSION HEARING: Tuesday, August 4th, 2020 – 6:00 pm

CITY COUNCIL HEARING: Wednesday, August 12th, 2020 – 7:00 pm

MAP

City of Marietta Area Zoning Map

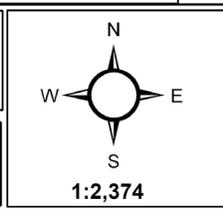


Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL R-1 One Unit/Acre R-2 Two Unit/Acre R-3 Three Unit/Acre R-4 Four Unit/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Unit/Acre RA-6 Six Unit/Acre RA-8 Eight Unit/Acre PRD(SF) Planned Residential Dev. MHP Mobile Home Park MULTI FAMILY RESIDENTIAL RM-8 Eight Unit/Acre RM-10 Ten Unit/Acre RM-12 Twelve Unit/Acre RHR Residential High Rise PRD(MF) Planned Residential Dev.	COMMERCIAL NRC Neighborhood Retail CRC Community Retail RRC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MXD Mixed-Use Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHR Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.	17 17	0009 0009	0040 0160	R-20 (Cobb) R-2 (City)	PRD-SF

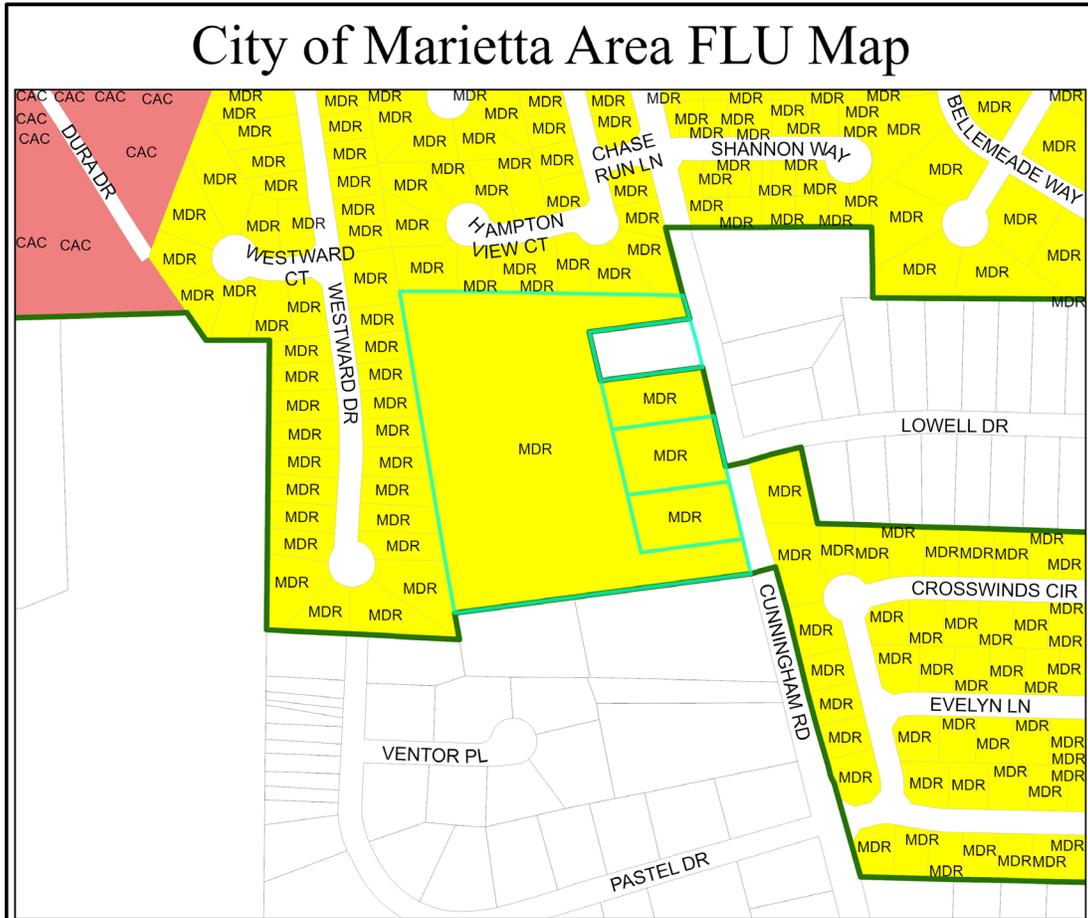
Comments:
 1520, 1540 & 1560 Cunningham Rd

Date: 6/29/2020

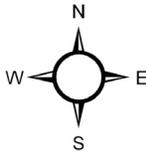
Planning & Zoning
 Division



FLU MAP



Future Land Use		District	Land Lot	Parcel	Current FLU	Proposed FLU
LDR	Low Density Residential					
MDR	Medium Density Residential	17	0009	0040	MDR	MDR
HDR	High Density Residential					
NAC	Neighborhood Activity	17	0009	0160		
CAC	Community Activity Center					
RAC	Regional Activity Center					
CBD	Central Business District					
IM	Industrial - Manufacturing					
IW	Industrial - Warehousing					
OSC	Open Space/Conservation					
PR	Parks & Recreation					
CSI	Community Service & Institutional					
TCU	Transportation, Communication & Utilities					
MXD	Mixed Use					

Comments: 1520, 1540 & 1560 Cunningham Rd		 1:3,482	
Date: 6/29/2020	Planning & Zoning Division		

PICTURES OF PROPERTY



1540 Cunningham Road



1540 & 1560 Cunningham Road



Western portion of property



Western portion of property

STAFF ANALYSIS

Location Compatibility

Venture Communities, LLC is requesting the rezoning of 8.81 acres at 1520, 1540, & 1560 Cunningham Road to PRD-SF (Planned Residential Development – Single Family) for the construction of fifty-nine (59) new townhomes. The property at 1520 Cunningham Road is 0.5 acres in size and is currently zoned R-20 (Single Family Residential) in Cobb County. The remaining 8.3 acres are within the City of Marietta and zoned R-2 (Single Family Residential – 2 units/acre). There are three (3) single family residences on the property.

The Westview Subdivision, zoned RA-8 (Single Family Residential – Attached), is located immediately to the west; while Hampton Chase, zoned R-4 (Single Family Residential – 4 units/acre) is to the north. A church, zoned R-20 in Cobb County, is directly to the south. Across Cunningham Road to the east is a single-family residential neighborhood zoned RM-12 in Cobb County, as well.

Use Potential and Impacts

The proposed development would consist of fifty-nine (59) townhomes arranged along a new, public roadway with two access points from Cunningham Road. Fifty-nine (59) townhomes on 8.81 acres yields a density of 6.7 units per acre, which is comparable to the surrounding residential area. The proposed density is lower than other, recently approved townhouse developments in the City, as shown below:

Development	Townhouse Units	Acreage	Density	Open Space
Parkside East	59	5.24	11.25	38.9%
Powder Springs Rd 1400	72	8.03	9.0	18.4%
Booth Road Townhomes	51	6.42	7.94	29.6%
Grammercy Park	32	3.29	9.72	12.8%
Wylie Road	150	12.13	12.37	30%
Frey's Gin	123	9.58	12.84	28.5%

Construction under PRD-SF zoning has minimum standards for tract size, lot size, floor area, and impervious surface coverage. Fee simple townhomes built in PRD-SF zones are subject to additional requirements, such as having a 5% rental limit, active and passive recreation components, guest parking spaces, driveways at least twenty (20) feet in depth, and compliance with the “Four-Sided Architecture” requirement. The proposed plan adequately provides the required guest parking spaces and driveway depths required for townhome communities developed under PRD-SF. However, the following variance would be necessary:

- Variance to reduce the minimum lot size requirement from 4,000 sq. ft. to the footprint of the smallest unit for fee simple townhomes. [*§708.09 (H.)*]



Concerning the open space and recreation requirements, the applicant has indicated the entire site will be graded for the development and that there will be 1.72 acres of passive recreation provided (approximately 19.5% of the site), but no active recreational feature would be provided. The applicant has indicated that a 59-unit homeowner's association could not afford the maintenance expense an active amenity requires. As a result, the following variances are being requested:

- Variance to waive the active recreation feature. [§708.09 (B.2.i)]
- Variance to waive the 25% open space requirement to allow the entire site to be disturbed. [§708.09 (H)]

Marietta's Comprehensive Plan, last updated in October 2017, designates the future land use (FLU) of these parcels as Medium Density Residential (MDR). Properties with a FLU of MDR are appropriate for single family detached homes, clustered housing, and townhomes with densities ranging from five (5) to eight (8) units per acre. The requested PRD-SF zoning at a density of 6.7 units/acre is consistent with and supported by the City's Comprehensive Plan.

Environmental Impacts

Most of the site was wooded until sometime in the 1990s when most of the trees were cleared. The vegetation that has taken its place is not mature and contains a lot of invasive shrubbery. City maps indicate state waters running from north to south; however, after numerous site visits, City Engineering staff and a private consultant determined no state waters are present. The proposed plan by Venture Communities will again clear the site of all vegetation. However, the resulting development will be expected to comply with the Tree Protection and Landscaping Ordinance as well as the City's stormwater requirements.

Economic Functionality

The subject property has contained at least two homes on it since the 1950s; and currently there are three residences on the 8.81 acres. This translates to a density of 0.34 units/acre, which is low for a suburban environment. While the property is functional as currently zoned, the property could support the proposed higher density, which is similar to other developments in the surrounding area.

Infrastructure

This proposed development would have new public streets that would comply with the required minimum width of fifty (50) feet and would have internal sidewalks. Sidewalks are also shown along the Cunningham Road property frontage and would fill in a large, existing gap in sidewalk in this area. Because the proposed neighborhood contains more than fifty-one (51) units, two vehicular access points to arterial or collector roads are required. Although Cunningham Road functions as a collector road, the City Thoroughfare Map classifies it as a local road. As a result, the following variance is required:

- Variance to allow a single-family development with more than 51 dwelling units provide two access points to a local street, rather than arterial or collector street. [§730.01 (A)]

A 150-foot acceleration lane and a 150-foot deceleration lane with appropriate tapers will be required by Public Works but is not shown on the plan. A variance would be required to omit these features.

Overhead Electrical/Utilities

There are overhead utility lines on the opposite side of Cunningham Road, so there should be no conflicts with new street trees or buildings. All new utilities for the development will be required to be underground.

History of Property

This property, except for 1520 Cunningham Road, was annexed into the City of Marietta in 2005 and rezoned from R-20 to R-2 (Z2005-31). The purpose of the annexation was not to develop the property but to make another property across Cunningham Road (Crosswinds Subdivision) eligible for annexation and development in the City limits.

Historical Impacts

There is no indication that any historical structures or features are located at this site.



Other Issues

The PRD-SF zoning district is intended to bring cohesiveness and resourcefulness when it comes to land planning techniques for the city and allows both detached and attached residential units. PRD-SF is a site-specific zoning, which requires City Council approval of a detailed plan prior to beginning construction. Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning will become the General Plan.



ANALYSIS & CONCLUSION

Venture Communities, LLC is requesting the rezoning of 8.81 acres at 1520, 1540, & 1560 Cunningham Road to PRD-SF for the construction of fifty-nine (59) new townhomes and would include the annexation of 0.5 acres from Cobb County. The properties are currently zoned R-20 in Cobb County and R-2 in the City and currently contain three (3) single family residences. Surrounding properties are also zoned residential and include RA-8, R-4, R-20 (Cobb), and RM-12 (Cobb).

The proposed development would be arranged along a new, public roadway with two access points from Cunningham Road. Fifty-nine (59) townhomes on 8.81 acres yields a density of 6.7 units per acre, which is comparable to the surrounding residential area. The proposed density is lower than other, recently approved townhouse developments in the City.

The following variances would be necessary to develop the property as shown on the submitted plan:

1. Variance to waive the active recreation feature. [*§708.09 (B.2.i)*]
2. Variance to waive the 25% open space requirement to allow the entire site to be disturbed. [*§708.09 (H)*]
3. Variance to reduce the minimum lot size requirement from 4,000 sq. ft. to the footprint of the smallest unit for fee simple townhomes. [*§708.09 (H)*]
4. Variance to allow a single-family development with more than 51 dwelling units provide two access points to a local street, rather than arterial or collector street. [*§730.01 (A)*]
5. Variance to waive the required acceleration and deceleration lanes.

Detailed plans, which include a site plan, tree plan, and building elevations, must be submitted to Council by way of the Judicial Legislative Committee. The plan approved with the rezoning will become the General Plan

Marietta’s Comprehensive Plan designates the future land use (FLU) of these parcels as Medium Density Residential (MDR). Properties with a FLU of MDR are appropriate for single family detached homes, clustered housing, and townhomes with densities ranging from five (5) to eight (8) units per acre. The requested PRD-SF zoning at a density of 6.7 units/acre is consistent with and supported by the City’s Comprehensive Plan.

Prepared by: Shelly Griffin

Approved by: Rusty Roth



DATA APPENDIX CONTINUED

COBB COUNTY WATER & WASTEWATER

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	No
What percentage of the property is in the flood plain?	N/A
What is the drainage basin for the property?	Olley Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Yes
If so, is the use compatible with the possible presence of wetlands?	No
Do stream bank buffers exist on the parcel?	No
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	No
Potential presence of endangered species in the area?	No
<ul style="list-style-type: none"> • Full site development plans required (Cobb Water and Sewer Authority approval required). • A second entrance will be required based on the number of units proposed (as shown on 7/10/20 email update) • All streets must comply with City standards • Sidewalks required along frontage. Some interior sidewalks as proposed will require crosswalks. • Acceleration and deceleration lanes will be required 	

TRANSPORTATION

What is the road affected by the proposed change?	Cunningham Road
What is the classification of the road?	Collector
What is the traffic count for the road?	4,100 (2016 Cobb)
Estimated # of trips generated by the proposed development?	Daily 287
Estimated # of pass-by cars entering proposed development?	AM 28
Do sidewalks exist in the area?	PM 30
Transportation improvements in the area?	0
If yes, what are they?	Yes
<ul style="list-style-type: none"> • Center left turn lane along Cunningham Road connecting with center lane to south and north is recommended. 	



- Accl/decel lane is required per City Code; however, Transportation is willing to waive the Accl lane requirement if the developer agrees to the center lane construction above.
- 25' deceleration lane taper to begin at southern property line of out parcel.
- 5' sidewalk with 2' grass strip required along entire parcel frontage of Cunningham Road.
- Recommend developer continue sidewalk improvements across outparcel frontages.
- Request 15' right of way donation across entire parcel frontage.
- Entirety of Cunningham Road to the south of this parcel is owned and maintained by Cobb DOT - Cobb DOT approval required.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	54 Chestnut Hill
Distance of the nearest station?	1.9 Miles
Most likely station for 1 st response?	54
Service burdens at the nearest city fire station (under, at, or above capacity)?	under

Comments:

- All units will be required to be protected throughout by an approved automatic fire sprinkler system per Marietta City Code 2-6-140.

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes _____ No x

If not, can this site be served? Yes _____ No x

What special conditions would be involved in serving this site?

Not Marietta Power territory



DATA APPENDIX CONTINUED

MARIETTA CITY SCHOOLS

Marietta City Schools Impact Assessment:

Elementary School System Servicing Development:	Dunleith Elementary School
Middle School Servicing Development:	Marietta Middle School
High School Servicing Development:	Marietta High School
Capacity at Elementary School:	625
Capacity at Middle School:	1,350
Capacity at Marietta Sixth Grade Academy:	775
Capacity at High School:	2,150
Current enrollment of Elementary School:	564
Current enrollment of Middle School:	1,390
Current enrollment of High School:	2,455
Number of students generated by present development:	0
Number of students projected from the proposed development:	22
New schools pending to serve this area:	0
<u>Comments:</u>	

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Department of Development Services
 205 Lawrence Street
 Marietta, Georgia 30060
 Phone (770) 794-5440

APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
 (NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-07 Legistar #: 20200038 PZ #: —
 Planning Commission Hearing: 8-4-20 City Council Hearing: 8-18-20

Owner's Name Steven Allen Cunningham
 EMAIL Address: stevecunningham@mindspring.com
 Mailing Address 1560 Cunningham Road, Marietta, GA 30008 Telephone Number (404) 307-7106

COMPLETE ONLY IF APPLICANT IS NOT OWNER:
 Applicant: Venture Communities, LLC (c/o Sean G. Randall)
 EMAIL Address: seanr@totalpropertyadvisors.com
 Mailing Address 5500 Interstate North Pkwy., Ste. 150, Sandy Springs, GA Zip Code: 30328
 Telephone Number (770) 616-7517 Email Address: terric@venture-ga.com

Address of property to be rezoned: 1520, 1540, 1560 Cunningham Road, Marietta, Georgia
 Land Lot (s) ~~889~~ 889 District 17th Parcel _____ Acreage 8.782 Ward 2B Future Land Use: MDR
 Present Zoning Classification: R-2 R4(cry) Proposed Zoning Classification: PRD-SF

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

1. The original application must be submitted with ALL ORIGINAL SIGNATURES - Copies of the application or signature(s) will NOT be accepted. ALL rezoning submittals must include proposed plans, supplementary material, etc. in Adobe Acrobat on computer disk.
2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").
 If providing (24"x 36") then 5 copies REQUIRED.

The following information must be included:

- Specific use or uses proposed for the site
- Acreage, bearing and distances, other dimensions, and location of the tract(s)
- Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
- Detention/retention areas, and utility easements
- Public or private street(s) - right of way and roadway widths, approximate grades
- Location and size of parking area with proposed ingress and egress
- Specific types and dimensions of protective measures, such as buffers
- Landscaping
- Wetlands, stream buffers, and 100 year floodplain

7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Signature of Owner

Signature of Applicant

Steven Allen Cunningham

Sean G. Randall

Print Name

Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Sean G. Randall

Signature of Applicant

Print Name

OWNER/APPLICANT CERTIFICATION

- The Owner or Applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the Applicant's knowledge and belief. Should any portion not be true, then the application may be rejected.
- Penalty for false or fraudulent statement: Whoever, in any matter, knowingly and willingly falsifies or makes any false, fictitious or fraudulent statement of representatives concerning this application shall be denied the request stated in this application.
- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

Steven Allen Cunningham
Signature

Steven Allen Cunningham
Please Print

1560 Cunningham Road, Marietta, GA 30008-4040
Address

6/17/2020
Date

Signed, sealed and delivered in the presence of:

Monimus My Commission Expires: 12-04-2022



Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-07 Legistar #: 20200038 PZ #: -
Planning Commission Hearing: 8-4-20 City Council Hearing: 8-18-20

Owner's Name Harry William Cunningham

EMAIL Address: mchc002@aol.com

Mailing Address 172 Camden Knoll, Dallas, GA Zip Code: 30157 Telephone Number (770) 401-3340

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Venture Communities, LLC (c/o Sean G. Randall)

EMAIL Address: seanr@totalpropertyadvisors.com

Mailing Address 5500 Interstate North Pkwy., Ste. 150, Sandy Springs, GA Zip Code: 30328

Telephone Number (770) 616-7517 Email Address: terric@venture-ga.com

Address of property to be rezoned: 1520, 1540, 1560 Cunningham Road, Marietta, Georgia

Land Lot (s) 8 & 9 District 17th Parcel _____ Acreage 8.782 Ward _____ Future Land Use: MDR

Present Zoning Classification: R-2 Proposed Zoning Classification: PRD-SF

REQUIRED INFORMATION

Applicant must submit the following information by 4:00 p.m. on or before the application deadline. Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning Commission.

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2. **Legal Description. Legal description must be in a WORD DOCUMENT.**
3. **Application fee (\$500)**
4. **Copy of the deed that reflects the current owner(s) of the property.**
5. **Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.**
6. **Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.**

Copies Required: One (1) - (8 1/2" x 11") -or- (11" x 17") drawn to scale. Optional Additional Plat size: (24"x 36").

If providing (24"x 36") then 5 copies REQUIRED.

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- Specific use or uses proposed for the site
 - Acreage, bearing and distances, other dimensions, and location of the tract(s)
 - Locations, sizes and setbacks of proposed structures, including the number of stories and total floor area
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 - Public or private street(s) - right of way and roadway widths, approximate grades
 - Location and size of parking area with proposed ingress and egress
 - Specific types and dimensions of protective measures, such as buffers
 - Landscaping
 - Wetlands, stream buffers, and 100 year floodplain
7. **A detailed written description of the proposed development/project must be submitted with the application.**

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Harry William Cunningham
Signature of Owner

Sean G. Randall
Signature of Applicant

Harry William Cunningham
Print Name

Sean G. Randall
Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Sean G. Randall
Print Name

Sean G. Randall
Signature of Applicant

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Harry William Cunningham
Signature

Harry William Cunningham
Please Print

172 Camden Knoll, Dallas, GA 30157
Address

Harry William Cunningham

6-17-2020
Date



Signed, sealed and delivered in the presence of:

Rita Sexton

My Commission Expires: 10/20/23

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



APPLICATION FOR REZONING

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application #: 22020-07 Legistar #: 20200038 PZ #: -
Planning Commission Hearing: 8-4-20 City Council Hearing: 8-18-20

Owner's Name Carolyn Swanson

EMAIL Address: swanson_c@bellsouth.net

Mailing Address 894 Poplar Springs Road, Dallas, GA Zip Code: 30157 Telephone Number (770) 713-5558

COMPLETE ONLY IF APPLICANT IS NOT OWNER:

Applicant: Venture Communities, LLC (c/o Sean G. Randall)

EMAIL Address: seanr@totalpropertyadvisors.com

Mailing Address 5500 Interstate North Pkwy., Ste. 150, Sandy Springs, GA Zip Code: 30328

Telephone Number (770) 616-7517 Email Address: terric@venture-ga.com

Address of property to be rezoned: 1520, 1540, 1560 Cunningham Road, Marietta, Georgia

Land Lot (s) 8 & 9 District 17th Parcel _____ Acreage 8.782 Ward _____ Future Land Use: MDR

Present Zoning Classification: R-2 Proposed Zoning Classification: PRD-SF

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2. Legal Description. Legal description must be in a WORD DOCUMENT.
3. Application fee (\$500)
4. Copy of the deed that reflects the current owner(s) of the property.
5. Copy of current tax bill showing payment or a certification from the City of Marietta Tax Office stating that taxes have been paid.
6. Site plan, plat or survey prepared by an architect, engineer (P.E. or Civil Engineer), Landscape Architect or Land Surveyor whose state registration is current and valid, and whose seal shall be affixed to the site plan/plat/survey.

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7. A detailed written description of the proposed development/project must be submitted with the application.

CAMPAIGN CONTRIBUTIONS

The Owner and Applicant herein certify that he/she has has not made campaign contributions or gifts aggregating \$250.00 or more to the Mayor, any member of Council or any member of the Planning Commission within the two (2) years preceding the filing of the this application.

Carolyn Swanson
Signature of Owner

Sean G. Randall
Signature of Applicant

Carolyn Swanson
Print Name

Sean G. Randall
Print Name

FINANCIAL INTEREST

The Applicant herein certifies that he/she has has not a financial interest in the property which is ten percent (10%) or more.

Sean G. Randall
Print Name

Sean G. Randall
Signature of Applicant

OWNER/APPLICANT CERTIFICATION

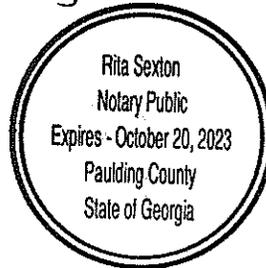
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- The Owner or Applicant hereby gives permission to enter on the property for inspection during the time application is pending.

Carolyn Swanson
Signature

Carolyn Swanson
Please Print

894 Poplar Springs Road, Dallas, GA 30157 Carolyn Swanson
Address

6-17-2020
Date



Signed, sealed and delivered in the presence of:

Rita Sexton

My Commission Expires: 10/20/23

Note: Owner, Applicant or Representative must be present at meeting in order for case to be heard.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR ANNEXATION

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:
Application#: A2020-04 Legistar#: 20200547 PZ #: -
PC Hearing: 8-4-20 CC Hearing: 8-18-20

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): Steven Allen Cunningham

Address of property to be Annexed: 1520 Cunningham Road, Marietta, Georgia

Land Lot 8 & 9 District: 17th Parcel: Number of Acres:

Property owner's signature, date of signature and telephone number:

Signature: Steven Allen Cunningham Date: 6/17/2020 Telephone Number: (404) 307-7106

Property owner's EMAIL: stevecunningham@mindspirng.com

Property owner's mailing address if different from property being annexed:

1560 Cunningham Road, Marietta, GA 30008-4040

Current land use of the property: residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

- 1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Phone (770) 794-5440

APPLICATION FOR ANNEXATION

(OWNER/APPLICANT OR REPRESENTATIVE MUST BE PRESENT AT ALL PUBLIC HEARINGS)
(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application#: A2020-04 Legistar#: 20200547 PZ #: -

PC Hearing: 8-4-20 CC Hearing: 8-18-20

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): Carolyn Swanson

Address of property to be Annexed: 1520 Cunningham Road, Marietta, Georgia

Land Lot 8 & 9 District: 17th Parcel: _____ Number of Acres: _____

Property owner's signature, date of signature and telephone number:

Carolyn Swanson 6-17-2020 (770) 713-5558
(Property owner's signature) (Date) (Telephone Number)

Property owner's EMAIL: swanson_c@bellsouth.net

Property owner's mailing address if different from property being annexed:

894 Poplar Springs Road, Dallas, GA 30157

Current land use of the property: residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:

_____.

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

1. Legal Description.
2. One (1) copy of survey.
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APPLICATION FOR ANNEXATION

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(NOTE: CORRESPONDENCE IS HANDLED VIA EMAIL UNLESS OTHERWISE REQUESTED)

For Office Use Only:

Application#: A2020-04 Legistar#: 20200547 PZ #: —
PC Hearing: 8-4-20 CC Hearing: 8-12-20

The Honorable Mayor
Members of the City Council
City of Marietta
205 Lawrence Street
Marietta, GA 30060

Dear Mayor and Council:

This application/letter is a request that the City of Marietta annex into the city the property described below:

Property Owner's Name (please print): Harry William Cunningham

Address of property to be Annexed: 1520 Cunningham Road, Marietta, Georgia

Land Lot 8 & 9 District: 17th Parcel: _____ Number of Acres: _____

Property owner's signature, date of signature and telephone number:

Harry William Cunningham 6-17-2020 (770) 401-3340
(Property owner's signature) (Date) (Telephone Number)

Property owner's EMAIL: mchc002@aol.com

Property owner's mailing address if different from property being annexed:

172 Camden Knoll, Dallas, GA 30157

Current land use of the property: residential
(i.e., commercial, residential, vacant, etc.)

If the current land use of the property is residential, how many people are living on the property:

THE FOLLOWING INFORMATION MUST BE SUBMITTED BY THE PROPERTY OWNER BEFORE THE APPLICATION DEADLINE:

1. Legal Description.
2. One (1) copy of survey.
3. One (1) copies of county tax plat.
4. Copy of the Certificate of Occupancy (CO) from Cobb County Building Inspections Department (if applicable). If the property is vacant, no CO is necessary.

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TO: Marietta Daily Journal

FROM: City of Marietta

RUN AD DATE: July 17, 2020

**CITY OF MARIETTA
PUBLIC NOTICE OF REZONINGS, SPECIAL LAND USE PERMITS, and CODE AMENDMENTS**

The City of Marietta hereby gives notice that a public hearing will be held on the following by the Planning Commission on **Tuesday, August 4th, 2020, 6:00 P.M.**, City Hall, for a recommendation to the City Council at their meeting on **Wednesday, August 12th, 2020, 7:00 p.m.**, City Hall, for a final decision to be made.

Z2020-07 [REZONING] VENTURE COMMUNITIES, LLC is requesting the rezoning of 8.782 acres located in Land Lot 9, District 17, Parcels 0040 & 0160 of the 2nd Section, Cobb County, Georgia, and being known as 1520, 1540, & 1560 Cunningham Road from R-20 (Single Family Residential – County) and R-2 (Single Family Residential – 2 units/acre – City) to PRD-SF (Planned Residential Development – Single Family). Ward 2B.

A description and plat of the property sought for the rezoning, special land use permit, and variances are on file in the Planning and Zoning Office, City Hall, and is available for inspection between 8:00 A.M. and 5:00 P.M., Monday through Friday. Anyone wishing to attend may do so and be heard relative thereto. You may also review the property file at www.mariettaga.gov and enter the case # in the search box.

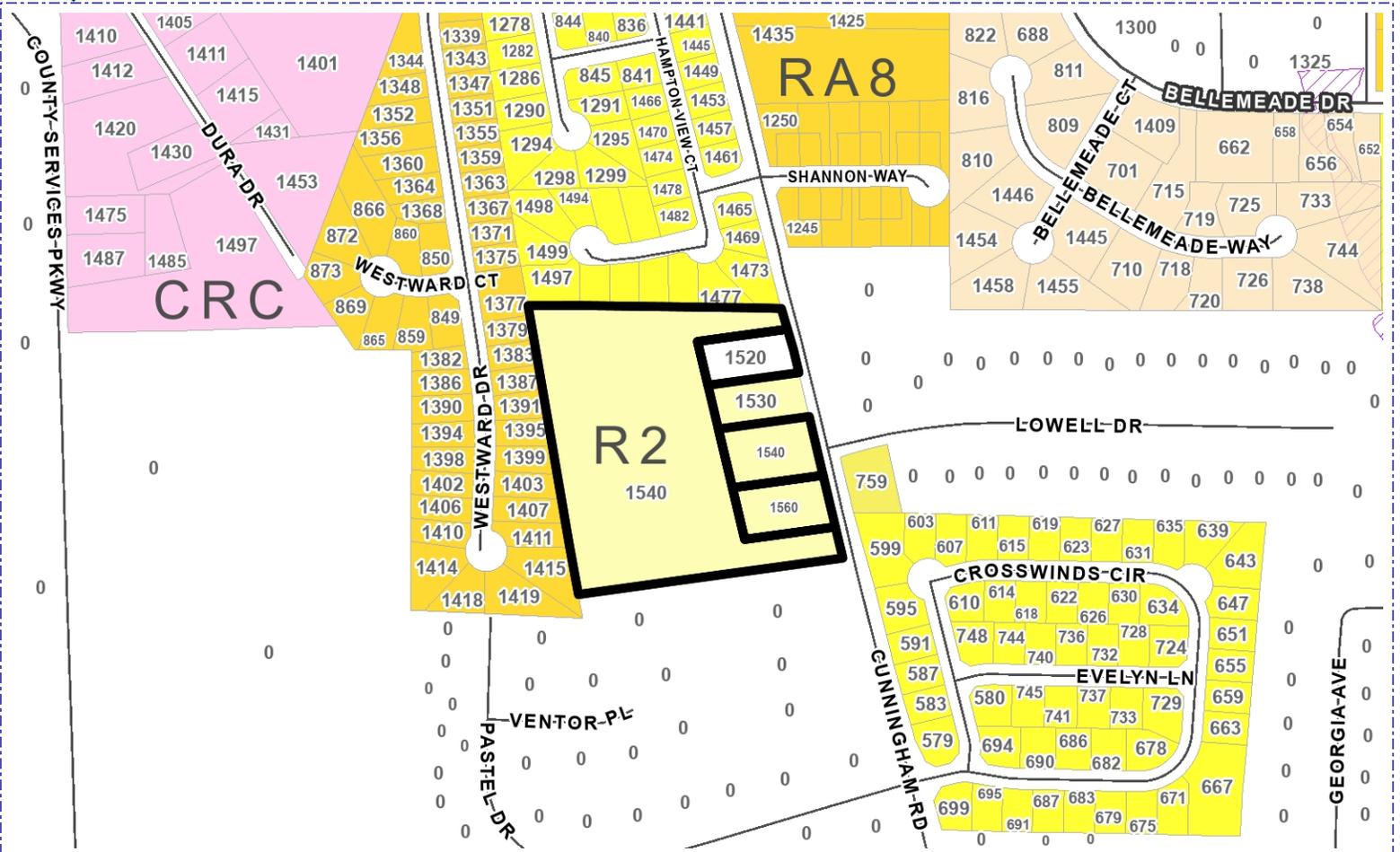
For additional information including questions about virtual participation, please call the Planning and Zoning Office (770) 794-5669.

Accessibility to Meetings: If you believe you may need the City/BLW to provide special accommodations in order to attend/or participate in any of the above meetings, please call ADA Coordinator at 770-794-5558 no later than 48 hours before the date of the above meeting.

City of Marietta
205 Lawrence Street
Marietta, Georgia 30060



Rezoning



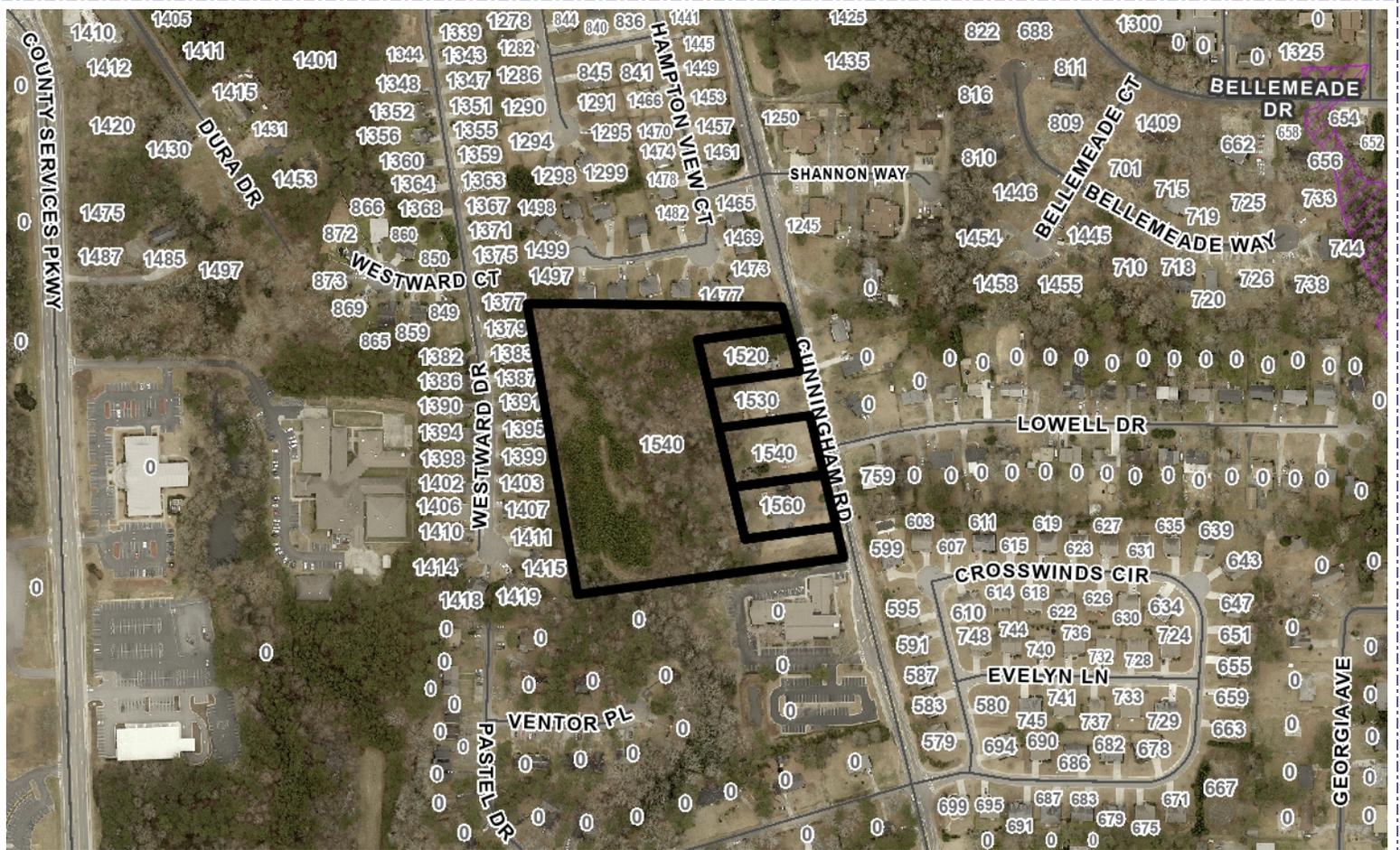
Address	Parcel Number	Acreage	Ward	Zoning	FLU
1540 CUNNINGHAM RD	17000900040	0.731	2B	R2	MDR
1560 CUNNINGHAM RD	17000900160	0.642	2B	R2	MDR
1540 CUNNINGHAM RD	17000900040	6.963	2B	R2	MDR
1520 CUNNINGHAM RD		0.543		NA	MDR

Property Owner:	Cunningham/Swanson
Applicant:	Venture Communities
Proposed Zoning:	R4 (Cty), R2 to PRD-SF
Agent:	
Proposed Use:	
Planning Commission Date:	08/04/2020
City Council Hearing Date:	08/12/2020
Case Number:	Z2020-07

Zoning Symbols

- Railroads
- City Limits
- Cobb County Pockets
- NA
- R1 - Single Family Residential (1 unit/acre)
- R2 - Single Family Residential (2 units/acre)
- R3 - Single Family Residential (3 units/acre)
- R4 - Single Family Residential (4 units/acre)
- RA4 - Single Family Residential - Attached
- RA6 - Single Family Residential - Attached
- RA8 - Single Family Residential - Attached
- MHP - Mobile Home Park
- PRD-SF - Planned Residential Dev. Single Family
- RM8 - Multi Family Residential (8 units/acre)
- RM10 - Multi Family Residential (10 units/acre)
- RM12 - Multi Family Residential (12 units/acre)
- RHR - Residential High Rise
- PRD-MF - Planned Residential Dev Multi Family
- NRC - Neighborhood Retail Commercial
- CRC - Community Retail Commercial
- RRC - Regional Retail Commercial
- PCD - Planned Commercial Development
- LI - Light Industrial
- HI - Heavy Industrial
- PID - Planned Industrial Development
- MXD - Mixed Use Development
- CBD - Central Business District
- OIT - Office Institutional Transitional
- LRO - Low Rise Office
- OI - Office Institutional
- OS - Office Services
- OHR - Office High Rise

City of Marietta Planning & Zoning

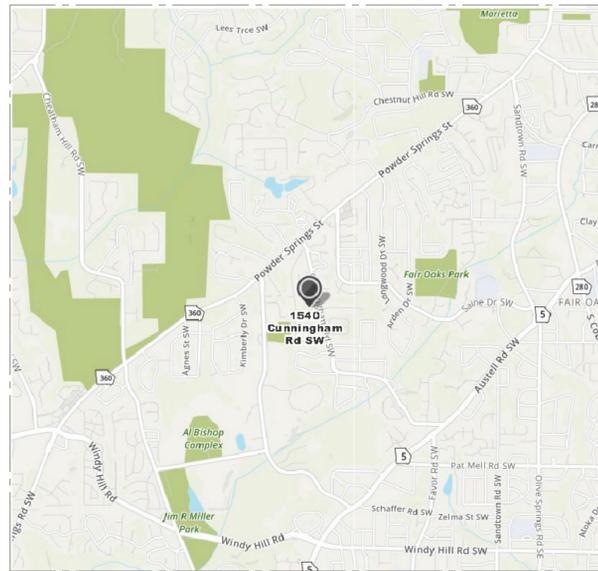


Address	Parcel Number	Acreage	Ward	Zoning	FLU
1540 CUNNINGHAM RD	17000900040	0.731	2B	R2	MDR
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1520 CUNNINGHAM RD		0.543		NA	MDR

Property Owner:	Cunningham/Swanson
Applicant:	Venture Communities
City Council Hearing Date:	08/12/2020
Planning Commission Hearing Date:	08/04/2020
BZA Hearing Date:	Case Number: Z2020-07
Comments:	

Legend

- Railroads
- City Limits
- Cobb County Pockets



**VICINITY MAP
N.T.S.**

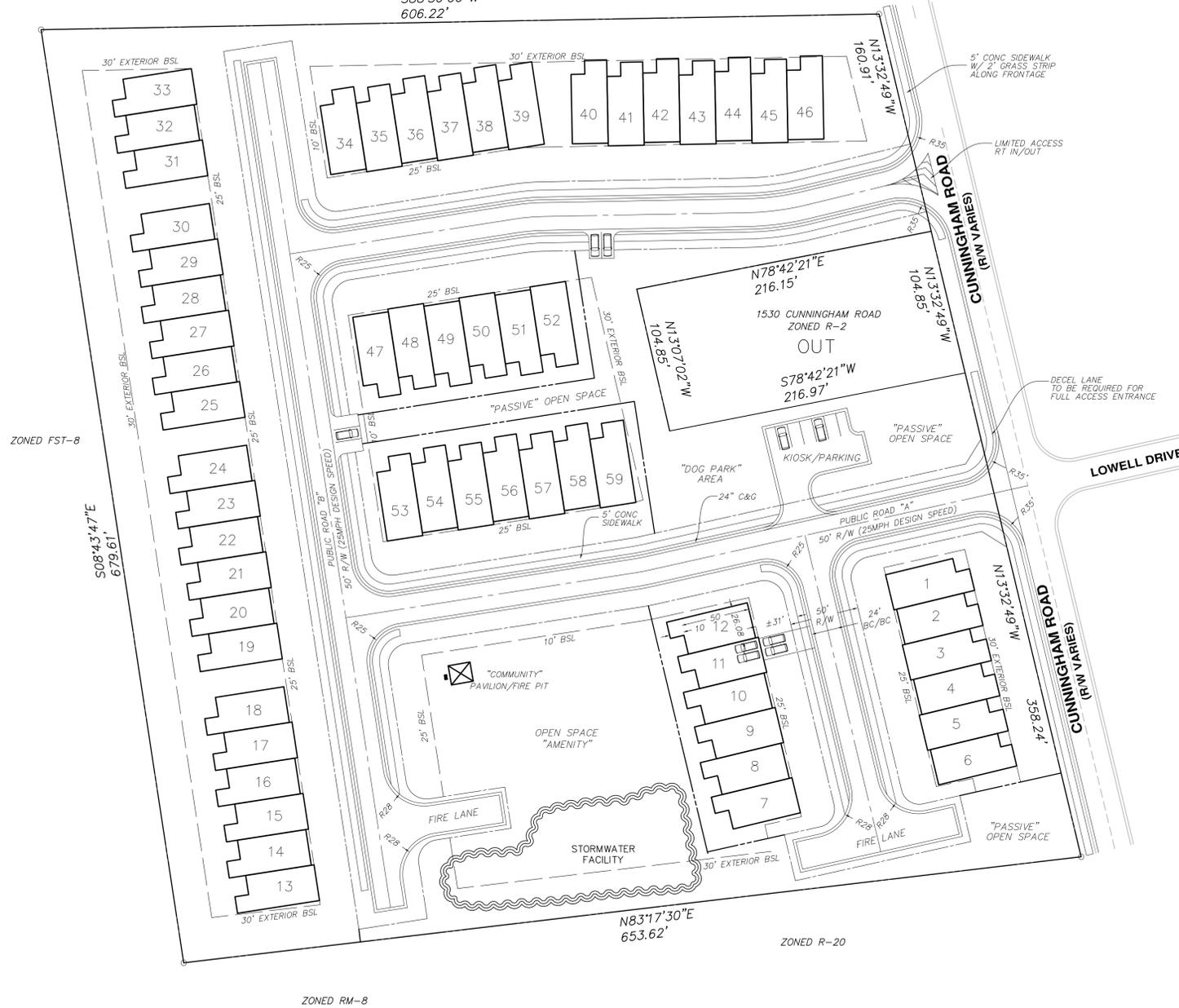


**TYP HOUSE PARKING SECTION
1"=30'**

ZONING NOTES:

- EXISTING ZONING: "R-2"
- PROPOSED ZONING: PRD-SF (MAX DENSITY: 7 U/AC)
- TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY: COBB COUNTY GIS & TAX PLATS
- TOTAL NUMBER OF LOTS: 59
- TOTAL AREA: ±8.81 ACRES (PURCHASE AREA)
- NET DENSITY: 6.70 UNITS/ACRE
- AREAS ARE RESERVED FOR AMENITIES.
- LOTS WILL BE SERVED BY PUBLIC WATER & SANITARY SEWER.
- STATE WATERS ARE NOT LOCATED ON SITE PER SITE VISIT WITH CITY PERSONNEL.
- SITE IS UNDEVELOPED PROPERTY.
- GARAGE PARKING SPACES PROVIDED: 236 (4/UNIT)
- GUEST PARKING: 0.2 SPACES/UNIT=12 REQUIRED
- TOTAL PARKING: 248 SPACES
- ALL PARKING SPACES SHALL BE 9'X19' & CARS CAN'T EXTEND OVER INTO SIDEWALK SO AS TO BLOCK PEDESTRIAN ACCESS
- OPEN SPACE REQUIRED (25%)=2.20 ACRES
- OPEN SPACE PROVIDED (20%)=1.72 ACRES (VARIANCE)
- AMENITY/RECREATIONAL AREA REQUIRED: 1 ACRE
- AMENITY/RECREATIONAL AREA PROVIDED: 1 ACRE (INCLUDED WITHIN OPEN SPACE CALCULATIONS)

ZONED R-4
S88°56'00"W
606.22'



ZONED RM-8

ZONED R-20

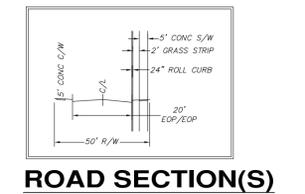


**PER IFC APPENDIX "D" PAVEMENT WIDTH @ FIRE HYDRANTS SHALL BE A MINIMUM OF 26' WIDE, NOT INCLUDING CURB & GUTTER. 26' WIDTH SHALL EXTEND 20' IN EITHER DIRECTION OF FIRE HYDRANT C/L

APPLICANT
LIFESTYLE BUILDERS, LLC
5500 INTERSTATE NORTH PKWY
SUITE 150
SANDY SPRINGS, GA 30328
ROB WHITE: 404-735-9165

NORTH: 
SCALE: 

GRID



ROAD SECTION(S)

*ENGINEER CERTIFIES THAT MINIMUM SIGHT DISTANCE FOR THIS PROJECT MEET OR EXCEED REQUIREMENTS AND ADEQUATE SIGHT DISTANCE IS AVAILABLE FOR THIS PROJECT

*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ALL UTILITIES ARE TO BE SERVED BY UNDERGROUND SERVICE. EXISTING UTILITIES TO BE DEMOLISHED. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO COORD. ALL DEMOLITION ACTIVITIES WITH THE LOCAL UTILITY PROVIDER.

NO CULTURE FEATURES EXIST WITHIN BOUNDARIES

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE OWNER AND THE FOLLOWING COMPANY:
BOUNDARY & TOPOGRAPHY: COBB COUNTY GIS MAPS
- ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS. CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI, 28 DAY COMPRESSIVE STRENGTH, UNLESS NOTED OTHERWISE. SEE SPECIFICATION SECTION 03300.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB WITHIN THE DEVELOPMENT SHALL BE 24" ROLL BACK CURB.
- ENGINEER CERTIFIES THAT MINIMUM INTERSECTION & STOPPING SIGHT DISTANCE REQUIREMENTS ARE SATISFIED WITHIN THE DESIGN & LAYOUT OF THESE PLANS.
- RADIUS AT INTERSECTION OF ROADS= 25' UNLESS OTHERWISE NOTED.
- TRASH COLLECTION BY INDIVIDUAL PICKUP.

**COVENANTS SHALL BE DUE FOR REVIEW BEFORE FINAL PLAT WILL BE APPROVED

ALL CURB RAMPS SHALL BE PER GDOT A3 WITH RED PANEL DETECTION SET FLUSH IN WET CONCRETE PER GDOT A4

DATE
07/09/2020

**1540 & 1560 CUNNINGHAM ROAD
REZONING
CITY OF MARIETTA, GEORGIA
LAND LOT: 9
DISTRICT: 17TH**

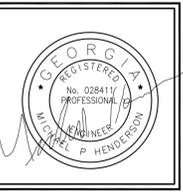
BH&D JOB#: 19038
BH&D FILE NAME: REZONES

BH & D Engineering, Inc.

110 SAVANNA ESTATES DRIVE
CANTON, GEORGIA 30115
PHONE: (678) 462-4021
EMAIL: BHICKS@BHDENG.COM

SUBMITTALS

REVISIONS



SHEET:
REZONING
0-01