

**MAY 15, 2018 ZONING HEARING  
“OTHER BUSINESS”  
COMMISSION DISTRICT 1**

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**ITEM OB-022**

**PURPOSE**

To consider a site plan approval for Venture Homes, Inc. regarding rezoning case Z-37 of 2015 located on the west side of Austell Road, north of Cunningham Road in Land Lots 134 and 155 of the 17<sup>th</sup> District.

**BACKGROUND**

The subject property was rezoned to RM-12 on April 21, 2015 for owner occupied townhomes. One of the rezoning stipulations required the applicant to submit the site plan back to the Board of Commissioners for final approval. The number of units has dropped from 69 townhomes to 45 townhomes. If approved, all other stipulations regarding setbacks, buffering, parking, the pavilion, etc. remain in effect.

**STAFF COMMENTS**

**Stormwater Management:** Subject to approval of stormwater management plan at Plan Review.

**Cobb DOT:** 1) Recommend applicant be required to meet all Cobb County Development Standards and Ordinances related to project improvements; 2) Georgia Department of Transportation permits required for all work that encroaches upon State right-of-way; 3) Recommend deceleration lane for the Austell Road access; 4) Recommend curb and gutter along both sides and sidewalk along one side of proposed development roadway; and 5) Recommend applicant verify that minimum intersection sight distance is available for Austell Road access and if it is not, implement remedial measures, subject to the Department’s approval.

**RECOMMENDATION**

The Board of Commissioners conduct a Public Hearing and consider the proposed site plan approval.

**ATTACHMENTS**

Other Business Application and zoning stipulations.

# Application for "Other Business" Cobb County, Georgia

(Cobb County Zoning Division - 770-528-2035)

**RECEIVED** 0B-022  
APR 11 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION  
5/15/2015

BOC Hearing Date Requested:

**Applicant:** Venture Homes Inc.  
(applicant's name printed)

**Phone #:** (770) 616-7515

**Address:** 445 Franklin Court, Marietta, GA 30067

**E-Mail:** sean@venturehomes.com

Sean C. Randall  
(representative's name, printed)

**Address:** (same)

[Signature]  
(representative's signature)

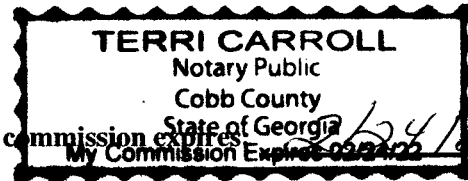
**Phone #:** (770) 616-7515

**E-Mail:** sean@venturehomes.com

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires



**Titleholder(s):** Venture Homes, Inc.  
(property owner's name printed)

**Phone #:** (770) 955-8300

**Address:** (same)

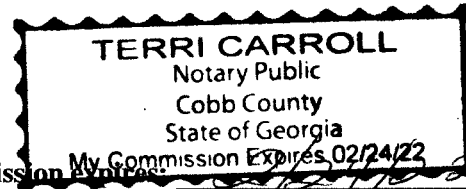
**E-Mail:** sean@venturehomes.com

[Signature]  
(Property owner's signature)

Signed, sealed and delivered in presence of:

[Signature]  
Notary Public

My commission expires



**Commission District:** A

**Zoning Case:** Z-37 (2015)

**Size of property in acres:** 11.65

**Original Date of Hearing:** April 14, 2015

**Location:** 1850 Austell Road, Marietta, GA 30006  
(street address, if applicable; nearest intersection, etc.)

**Land Lot(s):** 155

**District(s):** 17th

**State specifically the need or reason(s) for Other Business:**

Site plan change; (45) Forty-Five Total Units

(List or attach additional information if needed)

842-22-248  
Proposed replan



**VENTURE HOMES AT AUSTELL OVERLOOK**  
COBB COUNTY, GEORGIA  
LAND LOT: 1348155

**Engineering, Inc.**  
280 HERITAGE WALK  
B & D  
SUBMIT  
REVIS

**RECEIVED**  
APR 11 2018  
COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

**CDOT NOTES**

**SITE NOTES**

**SIGHT LIGHTING NOTE:**

**CDOT NOTES**

**SITE NOTES**

**SIGHT LIGHTING NOTE:**

**PRIMARY PERMITTEE:**  
VENTURE HOMES INC  
445 FRANKLIN GATEWAY  
ALPHARETTA, GA 30201  
24-HR CONTACT SEAN RANDALL  
770-616-7515 837.106 EXP 02/20/2018

**NORTH:**

**SCALE:**

**GRID**

**CDOT NOTES**

**SITE NOTES**

**SIGHT LIGHTING NOTE:**

**COBB COUNTY FIRE NOTES**

COBB COUNTY FIRE DEPARTMENT HAS BEEN APPROVED FOR THIS DEVELOPMENT

**SITE NOTES:**

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

**CDOT NOTES**

**SITE NOTES**

**SIGHT LIGHTING NOTE:**

**COBB COUNTY FIRE NOTES**

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**SITE NOTES**

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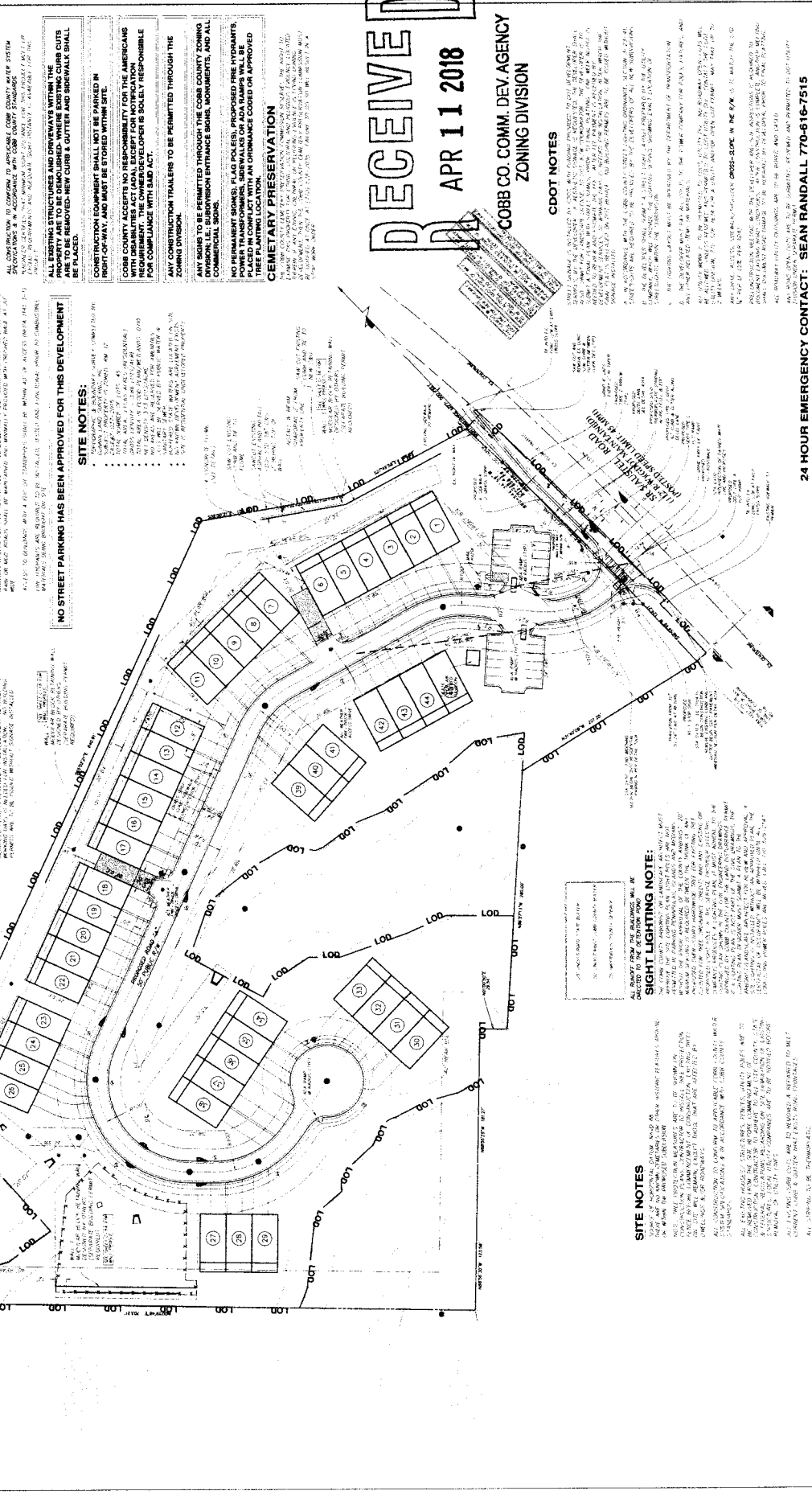
**SITE NOTES:**

NO STREET PARKING HAS BEEN APPROVED FOR THIS DEVELOPMENT

**CDOT NOTES**

**SITE NOTES**

**SIGHT LIGHTING NOTE:**



24 HOUR EMERGENCY CONTACT: SEAN RANDALL 770-616-7515

MINUTES OF ZONING HEARING  
COBB COUNTY BOARD OF COMMISSIONERS  
APRIL 21, 2015  
PAGE 11

RECEIVED  
APR 11 2018

REGULAR AGENDA (CONT.)

COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

Z-37 VENTURE HOMES, INC. (CONT.)

MOTION: Motion by Weatherford, second by Cupid, to approve Z-37 to the RM-12 zoning category, subject to:

- Site plan to be approved by the Board of Commissioners with District Commissioner approving minor modifications (attached and made a part of these minute)
- Letter of agreeable conditions from Mr. Sean Randall dated April 11, 2015, noting that these conditions apply to the entire tract (attached and made a part of these minutes)
- Fire Department comments and recommendations
- Water and Sewer Division comments and recommendations
- Stormwater Management Division comments and recommendations
- Cobb DOT comments and recommendations

VOTE: ADOPTED 4-0, Lee absent

~~Z-39~~

~~FULTE HOME CORPORATION (Cash Family Limited Partnership, owner) requesting Rezoning from LI to RM-8 for the purpose of an Attached Residential Subdivision in Land Lot 691 of the 17<sup>th</sup> District. Located on the northeast side of South Cobb Drive, west side of Oakdale Road, and the north side of Wright Road (4680 and 4719 South Cobb Drive, and 4696 Oakdale Road).~~

~~The public hearing was opened and Mr. James Balli, Ms. Traci Esslinger, Ms. Mary Rose Barnes and Mr. Randy Barker addressed the Board. Following presentation and discussion, the following motion was made:~~

~~MOTION: Motion by Ott, second by Weatherford, to delete rezoning to the RA-6 zoning category, subject to:~~

- Site plan submitted to the Zoning Division on April 16, 2015 (attached and made a part of these minutes)
- Letter of agreeable conditions from Mr. James A. Balli dated April 16, 2015 (attached and made a part of these minutes), with the following changes:
  - Item No. 1 – add to end of first sentence: “...with final approval by the District Commissioner.”
  - Item No. 6 – add to the list: “...fences and/or walls.”
  - Item No. 11 – add to end: “The Applicant agrees to install a sidewalk along Oakdale Road over the railroad easement provided that the railroad agrees to it.”

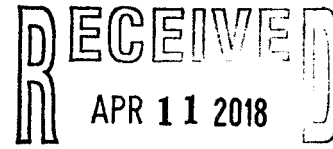


1580 Terrell Mill Road, Marietta, GA 30067

Phone: 770-955-8300 Fax: 770-955-6373

April 11, 2015

Mr. Jason A. Campbell, Planner III  
Zoning Division  
Cobb County Community Development Agency, Suite 400  
1150 Powder Springs Road, Marietta, Georgia 30064



COBB CO. COMM. DEV. AGENCY  
ZONING DIVISION

RE: Revised Stipulation Letter: Application for Rezoning; Application No. Z-37 (2015).  
Applicant: Venture Homes, Inc.  
Property Owner: Austell Investments, Inc.  
Property: 1.89 acres, more or less, located on the northwest side of Austell Road at 1850 Austell Road; Land Lot 155, 17<sup>th</sup> District, 2<sup>nd</sup> Section, Cobb County, Georgia.

Dear Jason:

Venture Homes, Inc., the Applicant (hereinafter "Applicant") in the Application for Rezoning with regard to approximately 1.89 acres, more or less, located on the northwest side of Austell Road at 1850 Austell Road; Land Lot 155, 17<sup>th</sup> District, 2<sup>nd</sup> 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 Cobb County Departmental representatives, reviewing the Staff Comments and Recommendations, reviewing the uses of surrounding properties, and following the presentation to and hearing before the Cobb County Planning Commission and the recommendations thereof, 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 categories of Office & Industrial ("O&I") to the proposed zoning category of RA-5, specific to the revised Site Plan prepared by Heavner Design Group, dated July 23, 2014, last revised April 2, 2015, and originally filed with the Zoning Office on February 6, 2015. A reduced copy of the revised Site Plan is attached hereto as Exhibit "A" and incorporated herein by reference.
2. The Subject Property shall be developed for an attached residential community consisting of a maximum of nine (9) homes. The entire site is comprised of 11.619 acres and is planned for a total of 69 homes.
3. Applicant agrees the minimum house size for the homes in the proposed development

shall be 1,600 square feet of heated and cooled living space.

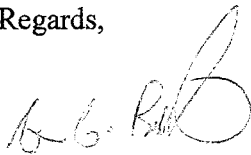
4. Homes within the proposed community shall be substantially similar in style and architecture to the elevations attached hereto as Exhibit "B"; with all units having "carriage-style" garage doors and front elevations which shall use a minimum of 50% masonry (i.e. brick, stone, stucco or cement shake). In addition, all homes within the proposed community which are adjacent to and backup to the existing single family detached homes located on Ridgestone Landing, S.W. shall have a minimum 3' masonry water table on the rear elevation of the homes.
5. The proposed community shall have public streets; however, Applicant shall have the option of constructing private streets and installing gates in accordance with all county ordinances and regulations. All driveways shall be a minimum of eighteen (18) feet in length from the edge of the sidewalk to the garage.
6. Applicant agrees to the creation of a mandatory homeowners association. The homeowners association shall be solely responsible for the upkeep and maintenance of all common areas, amenities, and amenity areas; including the entrance areas, and the private streets if so constructed by the Applicant. In addition, the homeowners association shall be responsible for the upkeep and maintenance of all yard areas.
7. Additionally, and in conjunction with the creation of the mandatory homeowners association, Applicant agrees to the recording and enforcement of protective covenants which will contain covenants, rules, and regulations applicable to the proposed community; including, but not limited to, a restriction prohibiting the leasing of more than ten (10) percent of the units.
8. 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.
9. Landscaping of the entrance areas; as well as the frontage of the proposed community along all public streets, shall be professionally designed and 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 homeowners association as set forth in the declaration of covenants, easements, and restrictions.
10. Applicant shall construct an approximate 14' x 16' open air covered pavilion for the use of the homeowners and shall be maintained by the mandatory homeowners association.
11. Any street lights installed within the proposed community shall have down lighting, shall be environmentally sensitive, and shall be themed to the architecture and style of the residences.
12. All utilities servicing the residences within the proposed community shall be underground.

13. Applicant agrees the stormwater management facilities and system shall be constructed and installed consistent with all requirements of the Cobb County Stormwater Division.
14. The District Commissioner shall have the authority to approve minor modifications to these stipulations and conditions and the Zoning Plan as the development proposal proceeds through the Plan Review process and thereafter. For purposes of this paragraph, any modifications that increase density; reduce the size or composition of an approved buffer area or landscape strip to adjacent property; relocate a structure closer to a property line; or increase the height of a building adjacent to property which are in direct contradiction to or conflict with the foregoing stipulations, will come back through the public hearing process as an "Other Business" Application agenda.
15. All landscaping referenced herein shall be approved by the Cobb County Arborist as part of the Plan Review process and incorporated into the overall landscape plan for the proposed community, and shall be irrigated as necessary.
16. Applicant agrees to the protection of all required stream buffers affecting the Property and shall utilize such areas as a passive amenity for the proposed community; including, but not limited to, such amenities as may be deemed appropriate by the Applicant.
17. Applicant agrees to comply with all Cobb County development standards and ordinances relating to project improvements, except as approved by the Board of Commissioners or by the Department of Transportation or Community Development Agency, as their authority may allow.
18. All setbacks, landscape, and buffer areas may be penetrated for purposes of access, utilities, and stormwater management, including, but not limited to, drainage facilities and any and all slopes or other required engineering features of the foregoing. Any disturbed areas must be replanted.
19. All setbacks shall be as shown on the referenced Site Plan.
20. Applicant agrees to the installation of interior sidewalks along all interior streets as per the attached Site Plan.
21. Applicant agrees that all the development stipulations as outlined in this letter shall be applicable and enforceable by Cobb County with regard to all of the development and the homes in the planned community (approximately 11.619 acres in total) to be constructed by the Applicant or any successor developer/builder unless such changes to this stipulation letter is so approved in accordance with Cobb County requirements and development standards.

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.

Best Regards,

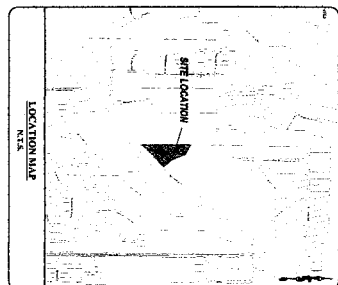


Sean G. Randall, Chief Operating Officer  
Venture Homes, Inc.  
1580 Terrell Mill Road, Suite 100  
Marietta, Georgia 30067  
Mobile Phone: (770) 616-7515  
Office Phone: (770) 955-8300, Ext. 117  
E-Mail: [seanr@venturehomes.com](mailto:seanr@venturehomes.com)

Attachments

Cc: Bob Weatherford  
Skip Gunther  
Rob Hosack  
Bob White  
Terri Carroll





**ZONING NOTES:**

- EXISTING ZONING: O44 (1.0M AC PARCEL) B
- PROPOSED ZONING: R-12 (RESIDENTIAL SINGLE-FAMILY)
- TOTAL ACRES: 1.0M ACRES
- NUMBER OF PROPOSED UNITS: 100 UNITS (50 UNITS PER PHASE)
- PROPOSED LOT SIZE: 5,000 SQ. FT.
- ACRES: 4.16 UNITS PER ACRE

**LOT REQUIREMENTS:**

- MINIMUM FRONT SETBACK: 25 FEET FROM ROW
- MINIMUM SIDE SETBACK: 10 FEET FROM ROW
- MINIMUM REAR YARD SETBACK: 10 FEET FROM ROW
- MINIMUM HOUSE SIZE: 1,000 SQ. FT.
- MINIMUM BUILDING HEIGHT: 35 FEET
- MAXIMUM COVERAGE: 40%

**UTILITY NOTES:**

- WATERS PROVIDED BY COBB COUNTY
- SEWER PROVIDED BY COBB COUNTY

**STREET NOTES:**

- ALL STREETS ARE 40 FEET TO ROW WITH A 10 FEET SIDEWALK ON ONE SIDE OF THE ROAD
- ALL STREETS ARE TO BE 40 FEET TO ROW
- ALL STREETS ARE TO BE 40 FEET TO ROW

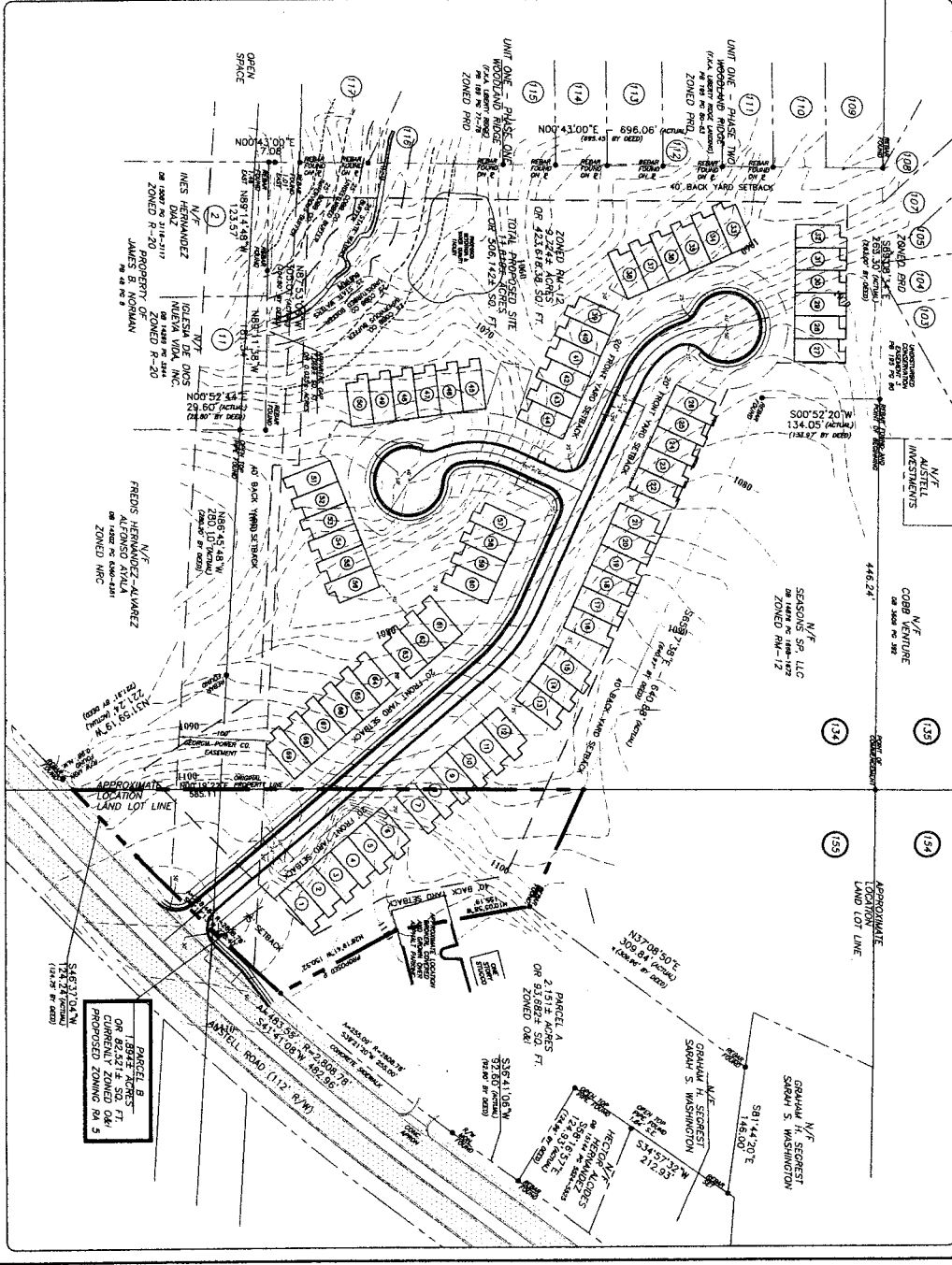
**GENERAL NOTES:**

- ALL BASE SITE DATA REPRESENTED ON THIS SITE PLAN WAS OBTAINED FROM THE COBB COUNTY GIS DEPARTMENT. THE COBB COUNTY GIS DEPARTMENT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA.
- CONTRACTOR SHALL VERIFY ALL UTILITIES AND SETBACKS PRIOR TO CONSTRUCTION. ANY CHANGES TO UTILITIES OR SETBACKS SHALL BE APPROVED BY THE ENGINEER AND THE COBB COUNTY GIS DEPARTMENT.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS INDICATED BY FEMA, OFFICIAL FLOOD HAZARD MAPS. CONTRACTOR SHALL VERIFY FLOOD HAZARD STATUS WITH COBB COUNTY GIS DEPARTMENT.
- THESE ARE NO CONDITIONS ON THIS SITE.
- THESE ARE NO CONDITIONS ON THIS SITE.

**PARKING NOTES:**

- 15 SPACES PER UNIT REQUIRED, EACH UNIT HAS A MIN. 10' WIDE DRIVEWAY AND TWO CAR SPACES.

IF YOU ARE GEORGIA...  
CALL US FIRST!  
1-800-282-7411  
LET'S GET IT DONE!  
UNIVERSITY PROVISION CENTER  
1155 W. WALKER



**GRAPHIC SCALE**  
1" = 100' (AS SHOWN)

**REVISIONS:**

No.	REVISION	DATE
1	REVISED TO KEEP SOME COM. TRACT	9/28/2014
2	REVISED TO SHOW ADD. STREAM	10/28/2014
3	REVISED FOR SURVEY INFORMATION	2/4/2015
4	REVISED FOR 22 x 50 PROJ. W/ 12 x 8 PATIOS	2/6/2015
5	REV. TO 26 WIDE PRODUCT	3/4/2015
6	REV. PER BEAN RANDALL	4/22/2015

**PRELIMINARY SITE PLAN FOR: VENTURE HOMES**  
1850 AUSTELL ROAD  
LAND LOTS 134 & 155, 17TH DISTRICT  
2ND SECTION  
COBB COUNTY, GA

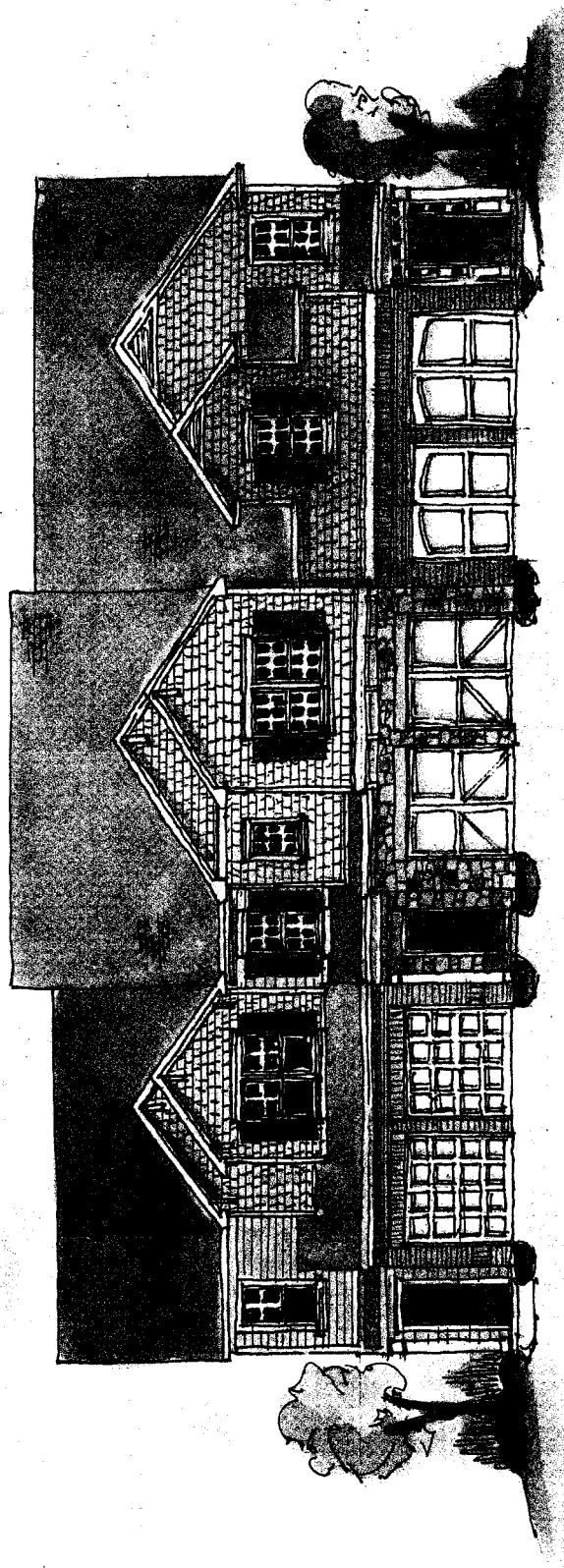
**PRELIMINARY SITE PLAN**

**COMPONENT 2015**  
THE ENGINEER HAS REVIEWED THE PRELIMINARY SITE PLAN AND THE INFORMATION CONTAINED THEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE ASSUMPTIONS STATED THEREIN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

**DATE:** 4/22/2015  
**BY:** [Signature]

**SCALE:** 1" = 100'

**1 of 1**



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VENTURE HOMES

FRONT ELEVATION  
OVERLOOK PARK

CALDWELL • CLINE  
ARCHITECTS • DESIGNERS  
222 CRESCENT CIRCLE MARIETTA, GA 30064  
PHONE 770-424-3882 678-668-8830 FAX