



**City of Marietta**  
**Meeting Minutes**  
**PLANNING COMMISSION**

205 Lawrence Street  
Post Office Box 609  
Marietta, Georgia 30061

*(Col. Ret.) Kenneth Dollar, Ward 2 - CHAIRMAN*  
*Ann Watkins, Ward 1*                      *Carol Ann Sonnenfeld, Ward 3*  
*Donald Gillis, Ward 4*                *Kenneth Carter, Ward 5*  
*Bob Kinney, Ward 6*                    *Benjamin Parker, Ward 7*

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Tuesday, July 1, 2008

6:00 PM

City Hall Council Chambers

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Present: (Col. Ret.) Kenneth Dollar, R. W. "Bob" Kinney, Benjamin Parker, Carol Sonnenfeld, Kenneth Carter, Donald Gillis and Ann Watkins

*Staff:*

*Rusty Roth, Development Services Manager*  
*Patsy Bryan, Secretary to the Board*  
*Shelby Little, Urban Planner*  
*Daniel White, City Attorney*

**CALL TO ORDER & ROLL CALL:**

*Chairman Dollar called the July 1, 2008 Planning Commission Meeting to order at 6:00 p.m.*

**MINUTES:**

**20080700      June 3, 2008 Regular Planning Commission Meeting Minutes**

Review and Approval of June 3, 2008 Planning Commission Meeting Minutes

*Mr. Kinney made a motion to approve the June 3, 2008 Planning Commission Meeting Minutes, as submitted, seconded by Mrs. Sonnenfeld. Motion carried 7 - 0.*

**A motion was made by Commissioner Kinney, seconded by Sonnenfeld, that this matter be Approved. The motion carried by the following vote:**

**Vote: 7 - 0 - 0**

**Approved**

**REZONINGS:**

**20080577      Z2008-06 Anthony Jacobs (Walker School) 823 Damar Road**

*Ord 7194*      Z2008-06 [REZONING] ANTHONY JACOBS (WALKER SCHOOL) request rezoning for property located in Land Lot 10180, District 16, Parcel 0100, 2nd Section, Marietta, Cobb County, Georgia and being known as 823 Damar Road from HI (Heavy Industrial) to OI (Office Institutional). Ward 5.

*File #20080577 (Z2008-06) was presented by Mr. Roth for property located in Land Lot 10180, District 16, Parcel 0100 and being known as 823 Damar Road.*

*Anthony Jacobs, with Exclusive Land Surveying, representing Walker School, is requesting a rezoning from HI (Heavy Industrial) to OI (Office Institutional) in*

*order to construct a new parking lot.*

*Mr. Will Cannon, Walker School Facilities Director, expressed his support for this rezoning. A discussion with Mr. Kinney followed.*

*Mr. Cannon stated that the approximate 4 acre tract of land would be built on in the future. The process for dissolving the interior property lines was discussed.*

*Mr. Cannon indicated to Chairman Dollar that this site is not only state listed but federally listed as an environmentally impacted property. Walker School is in the process of cleaning up the property.*

*Mr. Carter made a motion to accept the petition from Walker School, seconded Mr. Kinney. Motion carried 7 -0.*

**A motion was made by Commissioner Carter, seconded by Commissioner Kinney, that this matter be Recommended for Approval. The motion carried by the following vote:**

**Vote: 7 - 0 - 0**

**Recommended for Approval**

**20080582**

**Z2008-07 Paul Chastain 907 Church Street Ext.**

*Ord 7195*

Z2008-07 [REZONING] PAUL CHASTAIN request rezoning for property located in Land Lot 10150, District 16, Parcel 0180, 2nd Section, Marietta, Cobb County, Georgia and being known as 907 Church Street Extension from R-2 (Single Family Residential 2 units/acre) to OI (Office Institutional). Ward 4.

*File #20080582 (Z2008-07) was presented by Mr. Roth for property located in Land Lot 10150, District 16, Parcel 0180 and being known as 907 Church Street Extension.*

*Paul Chastain, representing the owner, Elizabeth United Methodist Church, is seeking to rezone this property from R2 (Single Family Residential) to OI (Office Institutional) in order to convert the church building to office use.*

*Mr. Chastain explained that this property will be put back on the city tax roll. As far as structural changes, there will be none except for the bell housing might be removed. The bell itself will be going with the owners.*

*The new occupant, Accord Services, is a company that provides medical staffing.*

*The building will be retrofitted to contain professional offices associated with a medical homecare company.*

*Mr. Chastain addressed the issue of valuation to the improvements and elimination of parking spaces on the southwest side.*

*Three individuals were in support of rezoning request.*

*Mr. Kinney inquired as to what the anticipated appraisal will be and Mr. Chastain explained that the contract is over 10 times the current valuation. The appraisal will come back equal to or greater than that. As further explained by Mr. Chastain, the valuation will exceed \$400,000 and construction costs will not exceed 50%, which means it will not have to be brought up to code.*

*Mr. Roth clarified that we compare construction cost to appraised value of building, not entire property.*

*According to Mr. Chastain, very little traffic will be generated from this site.*

*Mr. Carter made a motion to respect the church's progress and would like to request that this rezoning take place, seconded by Mrs. Sonnenfeld. Motion carried 7 - 0.*

**A motion was made by Commissioner Carter, seconded by Sonnenfeld, that this matter be Recommended for Approval. The motion carried by the following vote:**

**Vote: 7 - 0 - 0**

**Recommended for Approval**

### **CODE AMENDMENTS:**

**20080809 CA2008-04 Proposal to Amend the Comprehensive Development Code**

*Ord 7198* CA2008-04 [CODE AMENDMENT] Proposal to amend the Comprehensive Development Code of the City of Marietta relating to Section 714.02 of the Zoning Ordinance, Sign Permit Requirements.

*File #20080424[20080809] (CA2008-04) was explained by Mr. Roth for a proposal to amend Section 714.02 Sign Permit Requirements.*

*This will allow the chief building official to determine whether or not a certified stamp would be required from an engineer on sign permit applications. The current language is definitive that a stamp is always required and the chief building official needs to determine whether or not, in some instances, a stamp is required.*

*Mr. Kinney moved that this proposed code amendment be recommended to city council as submitted, seconded by Mr. Carter. Motion carried 7- 0.*

**A motion was made by Commissioner Kinney, seconded by Commissioner Carter, that this matter be Recommended for Approval. The motion carried by the following vote:**

**Vote: 7 - 0 - 0**

**Recommended for Approval**

**20080811 CA2008-05 Amendment to the Comprehensive Development Code**

*Ord 7199* CA2008-05 [CODE AMENDMENT] Proposal to amend the Comprehensive Development Code of the City of Marietta relating to Section 712.09, paragraph B, paragraph F(4) and paragraph G(4) of the Zoning Ordinance, Commercial Corridor Design Overlay District

*File #20080450[20080811] (CA2008-05) was explained by Mr. Roth for a proposal to amend Division 712.09 of the Comprehensive Development Code regarding Commercial Corridor Design Overlay District.*

*The two proposed changes to this Ordinance are:*

- 1) To change the designation of the boundary along Powder Springs Street and to bring that boundary up to Laurel Spring and Longwood Drive; and*
- 2) Increase spacing between light standards from 30 feet to 60 feet.*

*Mr. Kinney moved to recommend to city council that these changes be approved as submitted, seconded by Mrs. Sonnenfeld. Motion carried 7 - 0.*

**A motion was made by Commissioner Kinney, seconded by Sonnenfeld, that this matter be Recommended for Approval. The motion carried by the following vote:**

**Vote: 7 - 0 - 0**

**Recommended for Approval**

#### **OTHER BUSINESS:**

##### **20080728 Planning Commission - Election of Chairman**

Election of Chairman to serve for one year from July 2008 to July 2009

*Mr. White discussed that the elections would be handled by ballot.*

*File #20080728 - Election of Chairman*

*Nominations were opened by Chairman.*

*Mr. White announced that we will need to have a vote between Chairman Dollar and Mr. Kinney. Mr. Kinney withdrew his name from nomination.*

*At this point, Chairman Dollar had the majority of votes and was reelected as Chairman to serve from July 2008 to July 2009.*

##### **20080729 Planning Commission - Election of Vice Chairman**

Election of Vice Chairman to serve for one year from July 2008 to July 2009.

*File #20080729 - Election of Vice Chairman*

*Mr. White announced nominations for Mrs. Sonnenfeld and Mr. Kinney. Mr. Kinney withdrew his name from nomination.*

*At this point, Mrs. Sonnenfeld had the majority of votes and was reelected as Vice Chairman to serve July 2008 to July 2009.*

**ADJOURNMENT:**

*The July 1, 2008 Planning Commission meeting adjourned 6:42 p.m.*

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*KEN DOLLAR, CHAIRMAN*

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*PATSY BRYAN, SECRETARY*